

Survey Cover Sheet			
Survey date/s	9/5/2025	Site name or location	The Ruddery, Ashwell, Hertfordshire SG7 5QF
Weather conditions	Fine dry	Project or development name	
Surveyor name	Sarah Downing, BSc (Hons), MCIEEM,	On-site or off-site	On-site
Survey reference	SE2552	Reason for assessment (if not baseline condition survey)	
Notes			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	See ocver	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	TL2752039799 Western Plot
Habitat Description			
Sheep grazed modified grassland			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	Area of grassland averaged 5 species per sq m.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Sheep grazed, some areas of longer vegetation beyond the electric fence, but <20%
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Small area of scrub, accounts for less than 1% of survey area
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Sheep grazed.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	No bare ground
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	None
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	None
Essential criterion achieved (Yes or No)			N
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	POOR	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition sheet: HEDGEROW Habitat Types														
Habitat Type														
Native hedgerow														
Native hedgerow - associated with bank or ditch														
Native hedgerow with trees														
Native hedgerow with trees - associated with bank or ditch														
Species-rich native hedgerow														
Species-rich native hedgerow - associated with bank or ditch														
Species-rich native hedgerow with trees														
Species-rich native hedgerow with trees - associated with bank or ditch														
Habitat Description														
H1: Native hedgerow with trees H2: Native Hedgerow H3: Native Hedgerow H4: Native Hedgerow														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location			Survey date and Surveyor name											
Limitations (if applicable)			Survey reference (if relating to a wider survey)											
Condition Assessment Details														
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the ‘favourable condition’ criteria.														
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.														
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.														
Hedgerow favourable condition attributes														
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for ‘favourable condition’	Criteria description	Habitat parcel reference										
				H1	H2	H3	H4							
				Grid reference										
				TL275 33980	TL27 49398 4	TL275	TL27 55398 7							
Core groups - applicable to all hedgerow types				Criterion passed (Yes or No)										Notes (such as justification)
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	N	Y	Y							
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	Y	Y							
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	N	Y	N	Y							

Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1							
Score achieved: H2:POOR H3/H4:POOR									
Condition categories for hedgerows with trees			Score achieved						
Category	Category Requirements	Metric score							
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3							
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2							
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1							
Score achieved: H1:MODERATE									
Suggested enhancement interventions to improve condition score									

Condition Sheet: INDIVIDUAL TREES Habitat Type														
Habitat Types														
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.														
Habitat Description														
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.														
On-site or off-site, site name and location			Survey date and Surveyor name											
			Survey reference (if relating to a wider survey)											
Limitations (if applicable)			Habitat parcel reference											
			1	2	3	4	5	6	7	8	9	10		
			Grid reference											
Condition Assessment Criteria			TL27 5473 9869	TL27 5573 9874	TL27 5523 9866	TL275 58398 68	TL27 5633 9844	TL27 5673 9847	TL27 5693 9831	TL275 73398 33	TL27 5763 9817	TL275 82398 02		Notes (such as justification)
			Criterion passed (Yes or No)											
A	The tree is a native species (or at least 70% within the block are native species).		Y	Y	Y	Y	Y	Y	Y	Y	Y	N		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
C	The tree is mature (or more than 50% within the block are mature) ¹ .		Y	Y	Y	Y	N	Y	Y	Y	N	Y		
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		N	N	N	N	N	N	N	N	N	N		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Number of criteria passed			5	5	5	5	4	5	5	5	4	4		
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/√											
Passes 5 or 6 criteria		Good (3)	X	X	X	X		X	X	X				
Passes 3 or 4 criteria		Moderate (2)					X				X	X		
Passes 2 or fewer criteria		Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.														

Suggested enhancement interventions to improve condition score ²

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.													
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>													
Habitat Description													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.													
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location			Survey date and Surveyor name										
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			11	12	13	14	15	16	17	18		19	20
			Grid reference										
Condition Assessment Criteria			TL27 5873 9805	TL27 5793 9787	TL27 5773 9791	TL275 77397 91	TL27 5743 9796	TL27 5713 9801	TL27 5693 9805	TL275 67398 09	TL27 5653 9813	TL275 61398 21	Notes (such as justification)
			Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).		N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .		Y	Y	N	N	N	N	N	N	N	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		N	N	N	N	N	N	N	N	N	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Number of criteria passed			4	4	4	4	4	4	4	4	4	4	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/√										
Passes 5 or 6 criteria		Good (3)											
Passes 3 or 4 criteria		Moderate (2)	X	X	X	X	X	X	X	X	X	X	
Passes 2 or fewer criteria		Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													

Suggested enhancement interventions to improve condition score ²

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.													
Habitat Description													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location			Survey date and Surveyor name										
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			21	22	23	24							
			Grid reference										
Condition Assessment Criteria			TL27	TL27	TL27	TL275							
			5573	5523	5483	43398							
			9830	9839	9848	57							
			Criterion passed (Yes or No)									Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).		Y	N	Y	Y							
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Y	Y	Y	Y							
C	The tree is mature (or more than 50% within the block are mature) ¹ .		N	N	N	N							
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Y	Y	Y	Y							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		N	N	N	N							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Y	Y	Y	Y							
Number of criteria passed			4	3	4	4							
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/√										
Passes 5 or 6 criteria		Good (3)											
Passes 3 or 4 criteria		Moderate (2)	X	X	X	X							
Passes 2 or fewer criteria		Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													

Suggested enhancement interventions to improve condition score ²

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
tall forb			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location			Survey date and Surveyor name
Limitations (if applicable)			Survey reference (if relating to a wider survey)
Grid reference			Habitat parcel reference
Condition Assessment Criteria			Criterion passed (Yes or No)
Notes (such as justification)			
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	More than 80% is nettle
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	see above
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	no NNIPS recorded on site
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Y
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved ×/✓
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	X
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			