

The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology

Version Number: July 2025 (v1.0.2)

Instructions

The method for assessing habitat condition is split into three main steps, outlined in detail below:

STEP 1: Considerations before assessing condition

STEP 2: Choosing the right condition sheet

STEP 3: Using condition sheets

Step 1: Considerations before assessing condition

The following points must be considered **before** undertaking a condition assessment:

- 1) Condition assessments must be undertaken by a competent person (hereafter referred to as assessors), as defined in the Statutory Biodiversity Metric User Guide.
- 2) Condition assessments should be undertaken at the optimum time of year for the assessed habitat(s).
- 3) Assessors must have digital or hard copy access to condition sheets (see **Tabs 1-25**) and the survey cover sheet during the survey (see **SURVEY COVER SHEET** tab).
- 4) The habitat type of the parcel(s) to be assessed must be determined before consideration can be given to its condition as this enables the assessor to select the correct condition sheet (see **HABITAT DEFINITIONS** tab).
- 5) The location and extent of the habitat parcel(s) to be assessed must be mapped, either on digital or paper maps (mapped habitat parcels can later be split according to their condition).
- 6) Each habitat parcel to be assessed must be assigned a unique reference ID.

Step 2: Choosing the right condition sheet

See **SELECTING CONDITION SHEET** tab which lists the habitat types found in the biodiversity metric and indicates which condition sheet should be used for each habitat type.

- 1) Some condition sheets are unique to a single habitat type; others cover a range of habitat types within the same broad habitat category.
- 2) For each sheet there is version A and B.
 - i. Sheet A can be used to record information for one habitat parcel.
 - ii. Sheet B can be used to record information for up to two 10 habitat parcels.
- 3) Each condition sheet is set to print at A4 and can be used as a paper form.

Step 3: Using condition sheets (Tabs 1-25)

The following instructions and points of clarification apply to most condition assessment sheets:

- A) Assess the habitat parcel against each condition assessment criterion, recording a 'pass' or 'fail' for each criterion assessed, unless otherwise directed by categories available on the sheet.
- B) If condition varies within a parcel during the assessment then start a new condition assessment. Split the original parcel to ensure that each individual parcel comprises an area of habitat of a consistent type and condition.
- C) Some condition assessment sheets have 'essential' criteria. Essential criteria must be passed to achieve a particular condition state.
- D) Some condition assessment sheets list species that are indicative of suboptimal condition states. These lists are not exhaustive. An assessor may exercise professional judgement and consider additional species within this category, such as those of non-rank relevance. Report any high-risk non-native invasive species to the GG non-native species secretariat.
- E) Any relevant evidence for passing or failing criteria, or for a particular score, should be captured within the habitat survey notes and or by taking photographs. Photographs and notes should be referenced on the condition sheet.
- F) Record any survey limitations on the condition sheet, such as access restrictions or timing restrictions. If survey limitations prevent any criteria from being confidently and accurately assessed, adopt a precautionary approach when passing or failing criteria.
 - i. If a definitive pass or fail cannot be assigned through baseline survey, assume the criterion is passed.
 - ii. When monitoring post-intervention habitat, fail criteria which cannot be assessed due to survey limitations.
- G) Once all applicable condition criteria have been assessed, assign a result of Good, Moderate or Poor condition following instructions provided within the relevant condition sheet.
 - i. The 'Fairly Good' or 'Fairly Poor' condition categories are intermediate categories for site-specific features of condition not captured in the standard condition assessment.
 - ii. They should only be applied through application of professional judgement, and sound ecological evidence must be provided to justify the use of these categories.
 - iii. If used, these categories can only be used to adjust the results of a standard metric condition assessment one condition category above or below its result (For example, you cannot go from a standard outcome of 'Poor' to an adjustment to 'Fairly Good' (nor from 'Good' to 'Fairly Poor').
 - iv. Ensure any constraints are made clear in the 'Assessor's comments' box in the metric and associated reporting.
- H) If a habitat parcel is failing all criteria, it may be that the habitat type has been recorded incorrectly and the wrong condition sheet is being used.

The condition assessment survey is a good opportunity to identify any potential opportunities for habitat restoration or enhancement. Note potential opportunities for these within the condition sheet.

The **CA SUMMARY SHEET** can be filled out after the survey to summarise information about the condition assessments, including:

- i. The site or location of the condition assessment survey
- ii. The number of condition sheets used
- iii. The number and type of habitat parcels surveyed and the condition they achieved

Statutory Biodiversity Metric broad habitat	Statutory Biodiversity Metric habitat	Source Material	Classification habitat name in UKHab / EUNIS / Annex 1	Other definition or notes
Cropland	Arable field margins cultivated annually	UKHab	Arable field margins cultivated annually	None
	Arable field margins sown wild bird mix	UKHab	Arable field margins sown wild bird mix	The metric habitat type differs from the UKHab name.
	Arable field margins pollen and nectar	UKHab	Arable field margins pollen and nectar	None
	Arable field margins tussock	UKHab	Arable field margins tussock	None
	Cereal crops	UKHab	Cereal crops	None
	Winter stubble	UKHab	Winter stubble	None
	Horiculture	UKHab	Horiculture	None
	Intensive orchards	UKHab	Intensive orchards	None
	Non-cereal crops	UKHab	Non-cereal crops	None
	Temporary grass and clover leys	UKHab	Temporary grass and clover leys	None
Grassland	Traditional orchards	UKHab	Traditional orchards	None
	Bracken	UKHab	Bracken	None
	Floodplain wetland mosaic and CFOM	UKHab	Floodplain wetland mosaic	As defined in the Statutory Biodiversity Metric User Guide
	Lowland calcareous grassland	UKHab	Lowland calcareous grassland	None
	Lowland dry acid grassland	UKHab	Lowland dry acid grassland	None
	Lowland meadows	UKHab	Lowland meadows	None
	Modified grassland	UKHab	Modified grassland	None
	Other lowland acid grassland	UKHab	Other lowland acid grassland	None
	Other neutral grassland	UKHab	Other neutral grassland	None
	Tall herb communities (H6430)	Annex 1 / UKHab	Tall herb communities (H6430)	None
Heathland and shrub	Inland acid grassland	UKHab	Inland acid grassland	None
	Upland calcareous grassland	UKHab	Upland calcareous grassland	None
	Upland hay meadows	UKHab	Upland hay meadows	None
	Buckthorn scrub	UKHab	Buckthorn scrub	None
	Bramble scrub	UKHab	Bramble scrub	None
	Gorse scrub	UKHab	Gorse scrub	None
	Hawthorn scrub	UKHab	Hawthorn scrub	None
	Hazel scrub	UKHab	Hazel scrub	None
	Lowland heathland	UKHab	Lowland heathland	None
	Mixed scrub	UKHab	Mixed scrub	None
Individual tree	Mountain heaths and willow scrub	UKHab	Mountain heaths and willow scrub	None
	Rhododendron scrub	UKHab	Rhododendron scrub	None
	Willow scrub	UKHab	Willow scrub	None
	Dunes with sea buckthorn (H2160)	Annex 1 / UKHab	Dunes with sea buckthorn (H2160)	Record all other sea buckthorn scrub as 'Other sea buckthorn scrub'
	Other sea buckthorn scrub	UKHab	Other sea buckthorn scrub	None
	Upland heathland	UKHab	Upland heathland	None
	Rural tree	See notes	N/A	As defined in the Statutory Biodiversity Metric User Guide.
	Open tree	See notes	N/A	As defined in the Statutory Biodiversity Metric User Guide.
	Aquifer-fed naturally fluctuating water bodies	UKHab	Aquifer-fed naturally fluctuating water bodies	None
	Ornamental lake or pond	UKHab	Ornamental lakes or ponds	None
Lakes	High alkalinity lakes	WFD	N/A	≥ 2ha
	Low alkalinity lakes	WFD	N/A	≥ 2ha
	Marl lakes	WFD	N/A	≥ 2ha
	Moderate alkalinity lakes	WFD	N/A	≥ 2ha
	Peat lakes	WFD	N/A	≥ 2ha
	Ponds (priority habitat)	UKHab	Ponds (priority habitat)	< 2ha
	Ponds (non-priority habitat)	UKHab	Pond (non-priority)	< 2ha
	Reservoirs	UKHab and WFD	Reservoir	Some larger reservoirs are covered by the WFD Lakes typology.
	Temporary lakes ponds and pools (H3170)	Annex 1 / UKHab	Mediterranean temporary ponds (H3170)	Record temporary water bodies not meeting this definition as another pond or lake habitat type.
	Calaminarian grasslands	UKHab	Calaminarian grasslands	None
Sparsely vegetated land	Coastal sand dunes	UKHab	Sand dunes	The metric habitat type differs from the UKHab name.
	Coastal vegetated shingle	UKHab	Coastal vegetated shingle	None
	Ruderal/Ephemeral	UKHab	Ruderal or ephemeral	The metric habitat type differs from the UKHab name
	Tall forbs	UKHab	Tall forbs	None
	Inland rock outcrops and scree habitats	UKHab	Inland rock outcrops and scree habitats	None
	Limestone pavement	UKHab	Limestone pavement	None
	Maritime cliff and slopes	UKHab	Maritime cliff and slopes	None
	Other inland rock and scree	UKHab	Other inland rock	The metric habitat type differs from the UKHab name
	Articlements	UKHab	Articlements	None
	Artificial unvegetated, unsealed surface	UKHab	Artificial unvegetated, unsealed surface	None
Urban	Bioswale	UKHab	Bioswale	None
	Biodiverse green roof	UKHab	Biodiverse green roof	None
	Ball linear features	UKHab	Ball linear features	None
	Cemeteries and churchyards	UKHab	Cemeteries and churchyards	None
	Developed land, sealed surface	UKHab	Developed land, sealed surface	None
	Biodiverse green roof	UKHab	Biodiverse green roof	None
	Facade-bound green wall	UKHab	Facade-bound green wall	None
	Ground-based green wall	UKHab	Ground-based green wall	None
	Ground-level elements	UKHab	Ground-level elements	None
	Intensive green roof	UKHab	Intensive green roof	None
Wetland	Introduced shrub	UKHab	Introduced shrub	None
	Open mosaic habitats on previously developed land	UKHab	Open mosaic habitats on previously developed land	None
	Other green roof	UKHab	Other green roof	None
	Rain garden	UKHab	Rain garden	None
	Active sand pit or quarry or open cast mine	UKHab	Active sand pit or quarry or open cast mine	This classification relates to non-vegetated working areas only.
	Sustainable drainage system (SuDS)	UKHab	Sustainable drainage system	None
	Unvegetated garden	UKHab	Unvegetated garden	None
	Vacant or derelict land	UKHab	Vacant or derelict land	None
	Bare ground	UKHab	Bare ground	None
	Vegetated garden	UKHab	Vegetated garden	None
Woodland and forest	Blanket bog	Annex 1 / UKHab	Blanket bog	None
	Depressions on peat substrates (H7150)	Annex 1	Depressions on peat substrates (H7150)	None
	Fens (inland and inland)	UKHab	Lowland fens, inland flushes, fens and swamps, Other wetlands	The metric habitat type differs from the UKHab name
	Inland raised bog	UKHab	Lowland raised bog	None
	Wetland – Oceanic valley mire (T1) (T2 1)	FLINR	Oceanic valley mire	None
	Purple moor grass and rush pastures	UKHab	Purple moor-grass and rush pastures	None
	Reedbeds	UKHab	Reedbeds	None
	Transition mires and quaking bogs (H7140)	Annex 1 / UKHab	Transition mires and quaking bogs - Inland (H7140) / Upland	The metric habitat type differs from the UKHab name
	Felled	UKHab	Felled	None
	Lowland beech and yew woodland	UKHab	Lowland beech and yew woodland	None
Coastal lagoons	Lowland mixed deciduous woodland	UKHab	Lowland mixed deciduous woodland	None
	Native pine woodlands	UKHab	Native pine woodlands	None
	Other coniferous woodland	UKHab	Other coniferous woodland	None
	Other Scots pine woodland	UKHab	Other Scots pine woodland	None
	Other woodland broadleaved	UKHab	Other broadleaved woodland	The metric habitat type differs from the UKHab name
	Other woodland mixed	UKHab	Other woodland mixed	None
	Inland hickories	UKHab	Inland hickories	None
	Inland mixed ashwoods	UKHab	Inland mixed ashwoods	None
	Upland oakwood	UKHab	Upland oakwood	None
	Wet woodland	UKHab	Wet woodland	None
Coastal saltmarsh	Wood-casture and parkland	UKHab	Wood-casture and parkland	None
	Coastal lagoons	EUNIS	Saline coastal lagoons	None
	Salinized coastal lagoons	EUNIS	Coastal saltmarshes and saline reedbeds	None
	Artificial saltmarshes and saline reedbeds	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	High energy littoral rock	EUNIS	High energy littoral rock	None
	High energy littoral rock - on peat, clay or chalk	EUNIS	High energy littoral rock	Subset of EUNIS habitat based on substrate
	Moderate energy littoral rock	EUNIS	Moderate energy littoral rock	None
	Moderate energy littoral rock - on peat, clay or chalk	EUNIS	Moderate energy littoral rock	Subset of EUNIS habitat based on substrate
	Low energy littoral rock	EUNIS	Low energy littoral rock	None
	Low energy littoral rock - on peat, clay or chalk	EUNIS	Low energy littoral rock	Subset of EUNIS habitat based on substrate
Rocky shore	Features of littoral rock	EUNIS	Features of littoral rock	None
	Features of littoral rock - on peat, clay or chalk	EUNIS	Features of littoral rock	Subset of EUNIS habitat based on substrate
	Littoral coarse sediment	EUNIS	Littoral coarse sediment	None
	Littoral sand	EUNIS	Littoral sand and muddy sand	None
	Littoral muddy sand	EUNIS	Littoral sand and muddy sand	None
	Littoral mud	EUNIS	Littoral mud	None
	Littoral mixed sediments	EUNIS	Littoral mixed sediments	None
	Littoral seaweeds	EUNIS	Littoral sediments dominated by aquatic anacisperms	None
	Littoral seaweeds on peat, clay or chalk	EUNIS	Littoral sediments dominated by aquatic anacisperms	Subset of EUNIS habitat based on substrate
	Littoral biogenic reefs - Mussels	EUNIS	Littoral biogenic reefs	Subset of EUNIS habitat based on reef forming species
Intertidal sediment	Littoral biogenic reefs - Sabellaria	EUNIS	Littoral biogenic reefs	Subset of EUNIS habitat based on reef forming species
	Features of littoral sediment	EUNIS	Features of littoral sediment	None
	Artificial littoral coarse sediment	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	Artificial littoral muddy sand	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	Artificial littoral sand	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	Artificial littoral mixed sediments	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	Artificial littoral seaweeds	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	Artificial littoral biogenic reefs	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	Artificial hard structures	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	Artificial features of hard structures	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
Intertidal hard structures	Artificial hard structures with integrated greening of grey infrastructure (IGGI)	EUNIS	-	see tab G1 in the Statutory Biodiversity Metric (Adapted from EUNIS)
	Species-rich native hedgerow with trees - associated with bank or ditch	UKHab	Species-rich native hedgerow	Use combined UKHab codes
	Species-rich native hedgerow with trees	UKHab	Species-rich native hedgerow	Use combined UKHab codes
	Species-rich native hedgerow - associated with bank or ditch	UKHab	Species-rich native hedgerow	Use combined UKHab codes
	Native hedgerow with trees - associated with bank or ditch	UKHab	Native hedgerow	Use combined UKHab codes
	Species-rich native hedgerow	UKHab	Species-rich native hedgerow	None
	Native hedgerow - associated with bank or ditch	UKHab	Native hedgerow	Use combined UKHab codes
	Native hedgerow with trees	UKHab	Native hedgerow	Use combined UKHab codes
	Ecologically valuable line of trees	UKHab	Ecologically valuable line of trees	Use combined UKHab codes
	Ecologically valuable line of trees - associated with bank or ditch	UKHab	Ecologically valuable line of trees	Use combined UKHab codes
Lines of trees	Native hedgerow	UKHab	Native hedgerow	Use combined UKHab codes
	Line of trees	UKHab	Line of trees	Use combined UKHab codes
	Line of trees - associated with bank or ditch	UKHab	Line of trees	Use combined UKHab codes
	Non-native and ornamental hedgerow	UKHab	Non-native and ornamental hedgerow	None
	Priority habitat	See notes	-	As detailed in the Statutory Biodiversity Metric User Guide.
	Other rivers and streams	See notes	-	Do not use JNCC definitions to determine this Priority Habitat habitat type.
	Ditches	See notes	-	As detailed in the Statutory Biodiversity Metric User Guide.
	Canals	See notes	-	As detailed in the Statutory Biodiversity Metric User Guide.
	Culvert	See notes	-	As detailed in the Statutory Biodiversity Metric User Guide.

Habitat type	Condition sheet	
Area habitats		
Broad habitat type: Cropland		
Cropland - Arable field margins cultivated annually	Condition Assessment N/A	
Cropland - Arable field margins same land mix		
Cropland - Arable field margins pollen and nectar		
Cropland - Arable field margins low sedge		
Cropland - Fens and meadows		
Cropland - Winter stubble		
Cropland - Horticulture		
Cropland - Intensive orchards		
Cropland - Non-arable crops		
Cropland - Temporary grasses and clover leys		
Broad habitat type: Grassland		
Grassland - Bracken	Condition Assessment N/A	
Grassland - Floodplain wetland mosaic and CFGM	See the Statutory Biodiversity Metric User Guide for details on recording.	
Grassland - Lowland calcareous grassland	Grassland Medium/High/Very High distinctiveness	
Grassland - Lowland dry acid grassland		
Grassland - Lowland meadows	Grassland Low distinctiveness	
Grassland - Modified grassland		
Grassland - Other lowland acid grassland	Grassland Medium/High/Very High distinctiveness	
Grassland - Other neutral grassland		
Grassland - Tall herb communities (H2430)	Orchard	
Grassland - Traditional orchards		
Grassland - Upland acid grassland	Grassland Medium/High/Very High distinctiveness	
Grassland - Upland calcareous grassland		
Grassland - Upland dry heath	Grassland Low distinctiveness	
Grassland - Upland wet heath		
Broad habitat type: Heathland and scrub		
Heathland and shrub - Blackthorn scrub	Scrub	
Heathland and shrub - Bramble scrub	Condition Assessment N/A	
Heathland and shrub - Cowslip scrub	Scrub	
Heathland and shrub - Hawthorn scrub		
Heathland and shrub - Hornbeam scrub	Heathland	
Heathland and shrub - Lowland heathland		
Heathland and shrub - Mixed scrub	Scrub	
Heathland and shrub - Mountain heaths and willow scrub	Use Heathland condition sheet for Mountain heaths OR	
Heathland and shrub - Rhododendron scrub	Scrub condition sheet for Willow scrub	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Condition Assessment N/A	
Heathland and shrub - Other sea buckthorn scrub	Condition Assessment N/A	
Heathland and shrub - Upland heathland	Heathland	
Heathland and shrub - Willow scrub	Scrub	
Broad habitat type: Lakes		
Lakes - Artificial but naturally fluctuating water bodies	Lakes	
Lakes - High alkalinity lakes		
Lakes - Low alkalinity lakes	Lakes	
Lakes - Wet lakes		
Lakes - Moderate alkalinity lakes	Lakes OR	
Lakes - Ornamental lake or pond		
Lakes - Peat lakes	Peat	
Lakes - Ponds (scrubby habitat)	Lakes	
Lakes - Ponds (non-scrubby habitat)	Ponds	
Lakes - Reservoirs	Lakes	
Lakes - Temporary lakes ponds and pools (H3170)	Use lake condition sheet for Temporary lakes OR	
Lakes - Temporary lakes ponds and pools (H3170)	Good condition sheet for Temporary lakes and ponds	
Broad habitat type: Sparsely vegetated land		
Sparsely vegetated land - Calluna heath grasslands	Grassland Medium/High/Very High distinctiveness	
Sparsely vegetated land - Coastal sand dunes	Coastal	
Sparsely vegetated land - Coastal vegetated dunes	Urban	
Sparsely vegetated land - Ruderal/Ephemeral		
Sparsely vegetated land - Tall fens	Sparsely vegetated land	
Sparsely vegetated land - Inland rock outcrop and scree habitats		
Sparsely vegetated land - Limestone pavement	Limestone pavement	
Sparsely vegetated land - Maritime cliff and slopes	Coastal	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	
Broad habitat type: Urban		
Urban - Altimonts	Urban	
Urban - Artificial unpaved/unsealed surface	N/A - Other	
Urban - Bioretention	Urban	
Urban - Biodiverse green roof	Urban	
Urban - Built lower features	N/A - Other	
Urban - Commercial and community	Use Urban condition sheet as default	
Urban - Developed land - sealed surface	N/A - Other	
Urban - Facade board green wall	Urban	
Urban - Ground based green wall	Urban	
Urban - Ground level planters	Condition Assessment N/A	
Urban - Intensive green roof	Urban	
Urban - Introduced shrubs	Condition Assessment N/A	
Urban - Open mosaic habitats on previously developed land	Urban	
Urban - Open green roof	Condition Assessment N/A	
Urban - Rain garden	Urban	
Urban - Artificially created sand pit/quarry or open cast mine	Condition Assessment N/A	
Urban - Sustainable drainage system (SuDS)	Urban	
Urban - Unvegetated garden	N/A - Other	
Urban - Vacant or derelict land	Urban	
Urban - Bare ground	Urban	
Urban - Vegetated garden	Condition Assessment N/A	
Broad habitat type: Wetland		
Wetland - Bladder bog	Wetland	
Wetland - Desiccation upland sub-bodies (H2160)		
Wetland - Fens (upland and lowland)		
Wetland - Lowland mixed fen		
Wetland - Oceanic valley mire (H2160)		
Wetland - Purple moor grass and rush pastures		
Wetland - Scrub fen		
Wetland - Transition mires and sedge bogs (H2160)		
Broad habitat type: Woodland		
Woodland and forest - Felling	No assessment required - condition fixed at Good	
Woodland and forest - Lowland beech and oak woodland	Woodland	
Woodland and forest - Lowland mixed deciduous woodland		
Woodland and forest - Native pine woodlands		
Woodland and forest - Other coniferous woodland		
Woodland and forest - Other Scots pine woodland		
Woodland and forest - Other woodland broadleaved		
Woodland and forest - Other woodland mixed		
Woodland and forest - Upland broadleaved		
Woodland and forest - Upland mixed deciduous		
Woodland and forest - Upland mixed deciduous		
Woodland and forest - Upland oakwood		
Woodland and forest - Wet woodland		
Woodland and forest - Wood-pasture and parkland	Wood-pasture and parkland	
Broad habitat type: Coastal lagoons		
Coastal lagoons - Coastal lagoons	Coastal lagoons	
Broad habitat type: Coastal saltmarsh		
Coastal saltmarsh - Artificial saltmarsh and saline meadows	Coastal saltmarsh	
Broad habitat type: Interstitial hard structures		
Interstitial hard structures - Artificial hard structures	Interstitial hard structures	
Interstitial hard structures - Artificial features of hard structures		
Interstitial hard structures - Artificial hard structures with integrated systems of grey infrastructure (IGIS)		
Broad habitat type: Interstitial sediment		
Interstitial sediment - Litoral coarse sediment	Interstitial sediment	
Interstitial sediment - Litoral sand		
Interstitial sediment - Litoral muddy sand		
Interstitial sediment - Litoral mud		
Interstitial sediment - Litoral mixed sediments		
Interstitial sediment - Features of litoral sediment		
Interstitial sediment - Artificial litoral coarse sediment		
Interstitial sediment - Artificial litoral mixed sediments		
Interstitial sediment - Artificial litoral mud		
Interstitial sediment - Artificial litoral mud/sand		
Interstitial sediment - Artificial litoral sand		
Interstitial sediment - Litoral seagrass		Interstitial seagrass
Interstitial sediment - Litoral seagrass - on peat, clay or chalk		
Interstitial sediment - Artificial litoral seagrass		
Interstitial sediment - Litoral biogenic reefs - Mussels	Interstitial biogenic reefs	
Interstitial sediment - Litoral biogenic reefs - Sabellans		
Interstitial sediment - Artificial litoral biogenic reefs	Interstitial biogenic reefs	
Broad habitat type: Rocky shore		
Rocky shore - High energy littoral rock		Rocky shore
Rocky shore - Moderate energy littoral rock		
Rocky shore - Low energy littoral rock		
Rocky shore - Features of littoral rock		
Rocky shore - Features of littoral rock - on peat, clay or chalk		
Rocky shore - High energy littoral rock - on peat, clay or chalk		
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk		
Rocky shore - Low energy littoral rock - on peat, clay or chalk		
Broad habitat type: Individual trees		
Individual trees - Rural tree	Individual trees	
Individual trees - Urban tree	Hedgerows and lines of trees habitats	
Individual trees - Urban tree		
Broad habitat type: Hedgerows and lines of trees		
Hedgerows and lines of trees - Line of trees	Line of trees	
Hedgerows and lines of trees - Line of trees - associated with bank or ditch		
Hedgerows and lines of trees - Ecologically valuable line of trees		
Hedgerows and lines of trees - Ecologically valuable line of trees - associated with bank or ditch		
Hedgerows and lines of trees - Non-native and ornamental		
Hedgerows		
Hedgerows and lines of trees - Native hedgerow	Hedgerow	
Hedgerows and lines of trees - Native hedgerow - associated with bank or ditch		
Hedgerows and lines of trees - Native hedgerow with trees		
Hedgerows and lines of trees - Native hedgerow with trees - associated with bank or ditch		

Survey Cover Sheet			
Survey date/s	17/10/2025	Site name or location	2 Snailswell Lane, Ickleford, Herts SG5 3TP
Weather conditions	7°C, 10% cloud cover, no precipitation, 3/12 wind	Project or development name	Construction of two dwellings with associated access, parking, gardens and landscaping.
Surveyor name	Julian Newman	On-site or off-site	On site
Survey reference		Reason for assessment (if not baseline condition survey)	
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition						Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor		
	Coastal								
	Coastal lagoons								
	Coastal saltmarsh								
	Ditches								
	Grassland low distinctiveness								
	Grassland medium, high, very high distinctiveness								
	Heathland								
	Hedgerow								
	Individual trees								
	Intertidal biogenic reefs								
	Intertidal hard structures								
	Intertidal seagrass								
	Intertidal sediment								
	Lakes								
	Limestone pavement								
	Line of trees								
	Orchard								
	Ponds								
	Rocky shore								
	Scrub								
	Sparsely vegetated land								
	Urban								
	Wetland								
	Woodland								
	Wood-pasture and parkland								

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		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Highways owned grass verge north of site.			
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.	No	
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.	No	
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.	Yes	
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.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
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)	√	
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: 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			
Highways owned ash tree north of site.			
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	
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)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		5	
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)		
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 score²			

Version	Changes made	Date released
Version 1.0.0	Initial draft statutory version	29th November 2023
Version 1.0.1	Individual trees tab – added wording to say <i>‘Please see the separate Line of Trees condition sheet for rural trees. You should only use the Line of Trees condition assessment and record that habitat type in rural locations.’</i> Individual trees tab – Changed <i>‘Canopies must overlap continuously’</i> to <i>‘Canopies should predominantly overlap continuously’</i> Coastal tab – wording added to the list of ‘General coastal species indicative of suboptimal condition’ to say <i>‘sea buckthorn (only outside its restricted native range)’</i> Scrub tab – wording added to Criterion A to say sea buckthorn can be 100% cover <i>‘(only in its restricted native range)’</i> Instructions tab – changed date at top of sheet from ‘November 2023’ to ‘February 2024’ Habitat definitions tab – removed reference to ‘see Technical Annex 2’ from the table. Cells C11, C131 – C140. Hedgerow tab – ‘See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification’ removed, leaving just the UKHab link.	12th February 2024
	Intertidal biogenic reefs tab – changed ‘see the Statutory Biodiversity Metric Technical Annex 2’ to say ‘see tab G1 of the Statutory Biodiversity Metric’. Intertidal hard structures tab – changed ‘see the Statutory Biodiversity Metric Technical Annex 2’ to say ‘see tab G1 of the Statutory Biodiversity Metric’. Intertidal seagrass tab– changed ‘see the Statutory Biodiversity Metric Technical Annex 2’ to say ‘see tab G1 of the Statutory Biodiversity Metric’. Intertidal sediment tab– changed ‘see the Statutory Biodiversity Metric Technical Annex 2’ to say ‘see tab G1 of the Statutory Biodiversity Metric’. Pond tab– removed ‘For ponds (non-priority) – see the Statutory Biodiversity Metric Technical Annex 2.’ Habitat Definitions tab – cell E48 – removed reference to ‘<2ha’ for Ornamental lake or pond. Habitat Definitions tab – cell E54, E55 – changed ‘<=2ha’, from Ponds (priority) and Ponds (non-priority) to ‘<2ha’. Habitat Definitions tab - row 55 – removed references to Ponds (non-priority) having a definition different to that in UKHab. Formatting corrections to sheet 88	
Version 1.0.2	Reformatting of instructions and habitat definition sheets Clarification of information in the habitat definitions sheet Addition of the RCA form Amended references in habitat definition sheet	3rd July 2025