

# Luffenhall, Stevenage

## BNG

### Report for Karim Kingsley

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|---------|--------------------------------------------|----------------------------------------|------------|-------|
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## Summary of Key Findings

Hawthorn Ecology was commissioned by Karim Kingsley in January 2026, to produce a Biodiversity Net Gain (BNG) Assessment to accompany a planning application for the development of land in Luffenhall, Stevenage (henceforth referred to as 'the site'). The main findings are as follows:

- The site comprised a dilapidated chicken shed and stables/feed store, modified grassland with trees, scrub, and hardstanding access track.
- The site is not subject to any statutory or non-statutory nature conservation designations.
- The current biodiversity value of the site was calculated as 3.59 habitat area units.
- The current proposals on site comprise the demolition of a dilapidated chicken shed and construction of a residential property in a similar footprint, with associated garden and hardstanding access track. The biodiversity value of the current landscaping proposals is predicted to be 3.34 habitat area units.
- Overall, across the planned development there is a net decrease of 0.25 habitat area units, resulting in a net percentage change of -6.88% for habitat area units.
- Off-site compensation is required in order to achieve the necessary 10% net gain in biodiversity. This will require a total of 0.61 habitat units, of which 0.19 should be from trees, or a habitat of higher distinctiveness, in order to satisfy the trading rules of the biodiversity net gain principals.
- Recommendations for site management are detailed in Section 5 of this report.

# 1 Introduction

## BACKGROUND TO COMMISSION

- 1.1 Hawthorn Ecology was commissioned by Karim Kingsley in January 2026 to produce a Biodiversity Net Gain (BNG) Assessment, to demonstrate the change in biodiversity value of the site as a result of the proposed development of land in Luffenhall, Stevenage. This assessment provides specialist advice on how the proposed works will impact biodiversity, including identification of opportunities for net gain.

## SCOPE OF REPORT

- 1.2 This report has been written to assess the potential impact of the proposed development on biodiversity, and whether the proposed plans will meet the target of a net gain for biodiversity. In line with current best practice (Natural England, 2023), this is specifically in relation to the habitats present.
- 1.3 This assessment has been completed in line with the established mitigation hierarchy (as set out in BS42020:2013 and CIEEM, 2019), whereby impacts are first avoided, then mitigated or reduced and, as a last resort, compensated for.
- 1.4 Recommendations for creating new habitats on site to meet the target for biodiversity net gain are provided where required. Net gains are those that are additional to measures required to mitigate for identified impacts.

## SITE CONTEXT AND STATUS

- 1.5 The proposed development site is approximately 0.26 hectares (ha) in size and is centred on Ordnance Survey National Grid reference TL 29459 29004 and is located in the hamlet of Luffenhall in Hertfordshire. The area immediately surrounding the site comprises residential properties and gardens and pasture. The location of site is shown in Appendix 1, Figure 1 and extent of site boundary is shown in Appendix 1, Figure 2.
- 1.6 The site comprised a dilapidated chicken shed and stables/feed store, modified grassland with trees, scrub, and hardstanding access track.

## DEVELOPMENT PROPOSALS

- 1.7 Proposals include the demolition of the dilapidated chicken shed and construction of residential property in a similar footprint. A new hardstanding access track will be constructed and the

grassland will become vegetated garden. A low number of small trees will be lost to facilitate the proposed development.

## 2 Planning Policy

### NATIONAL PLANNING POLICY

- 2.1 The revised National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024) requires local authorities to contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. To protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 2.2 The Environment Act 2021 received Royal Assent. The mandatory BNG requirement for most major developments came into force on 12 February 2024 and achieving a minimum 10% Biodiversity Net Gain is now a statutory requirement.

### LOCAL PLANNING POLICY

- 2.3 The following local planning policies from the North Herts Local Plan 2011-2031 (North Herts Council, 2022) have been considered during the BNG assessment.

#### Policy SP12: Green infrastructure, landscape and biodiversity

“We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:

- a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;
- b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;
- c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:
  - Internationally designated sites
  - Nationally designated sites
  - Locally designated sites;
  - Non-designated sites that include important habitats and species

- d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and
- e) Protect other open spaces and support provision of new and improved open space.”

## 3 Methodology

### BIODIVERSITY NET GAIN CALCULATION

- 3.1 The Biodiversity Net Gain Assessment has been based on the Biodiversity Net Gain Good Practice Principals for development (Baker *et al.*, 2019), and The Statutory Biodiversity Metric - Draft User Guide (Natural England, 2023b), and calculated using The Statutory Biodiversity Metric Calculation Tool (Natural England, 2023a). Using this approach, the value of a site is quantified in Biodiversity Units, calculated based on extent and quality of the habitats present.
- 3.2 Habitat biodiversity unit scores are influenced by:
- distinctiveness - the rarity and importance of the habitat to biodiversity at a national scale;
  - condition - the quality of a habitat at a point in time based on management, disturbance and other environmental factors; and
  - strategic significance - whether the location of the development has been identified locally as significant for nature.
- 3.3 Information on strategic significance is obtained through strategic documents for biodiversity such as supplementary planning documents, green infrastructure plans, nature recovery strategies, biodiversity opportunity areas, biodiversity action plans and local wildlife sites.
- 3.4 The factors listed above are attributed numerical scores and multiplied by the extent of the habitat in hectares (ha) (with the area obtained from mapping software QGIS) to calculate the Biodiversity Unit score for each habitat parcel.
- 3.5 Linear habitats, including hedgerows, are assessed separately to those that represent areas. Instead of area measures, these habitats are measured in length (kilometres). Measurements are obtained from QGIS. The number of units are calculated in the same way to habitats areas, multiplying the length by weighted scores for distinctiveness, condition, connectivity and strategic importance.
- 3.6 When calculating Biodiversity Units for proposed habitats, negative multipliers are also implemented to account for difficulty factors associated with habitat establishment, temporal delays and off-site risk. These are automatically scored within The Statutory Biodiversity Metric Calculation Tool (Natural England, 2023a).
- 3.7 The information provided by a site walkover on 17<sup>th</sup> February 2026 has been used to inform the assessment for habitats present prior to the development, and information provided by the design team and client has been used to inform the assessment of habitats proposed. Further

details of the habitat assessment are detailed within the accompanying Preliminary Ecological Appraisal (Hawthorn Ecology, 2026b).

#### ASSUMPTIONS AND LIMITATIONS

- 3.8 Habitats to be created on site are accounted for in the UK Habitat Classification System (UKHab Ltd, 2023). Professional opinion has informed this process to ensure that the calculator presents a realistic picture pre and post development.
- 3.9 This assessment is based upon details provided by the client which may be subject to change prior to the planning process. Should changes occur, the Biodiversity Net Gain calculation and report would need to be updated.

## 4 Baseline conditions and on-site compensation

### EXISTING SITE

#### On-site habitats

- 4.1 The site is not deemed to have strategic significance due to the lack of inclusion of the area within any local policy maps.
- 4.2 The site comprised a dilapidated chicken shed and stables/feed store, modified grassland with trees, scrub, and hardstanding access track. These habitats are shown in Appendix 1, Figure 3. Condition assessments for the habitats on site are shown in Appendix 3.

#### Baseline Calculation

- 4.3 The biodiversity value of the habitats on site prior to construction (baseline) is shown in Table 4.1 below. Full details of the calculations can be found within the Statutory Biodiversity Metric Calculation Tool spreadsheet (Hawthorn Ecology, 2026).
- 4.4 Accordingly, the biodiversity value of the site prior to development has been calculated as 3.59 total habitat units.

**Table 4.1.** Biodiversity unit score prior to development - area

| Habitat                                                        | Area (ha) | Condition | Strategic Significance     | Biodiversity Unit |
|----------------------------------------------------------------|-----------|-----------|----------------------------|-------------------|
| <b>Modified grassland</b>                                      | 0.1620    | Poor      | Area not in local strategy | 0.32              |
| <b>Developed land; sealed surface<br/>(including building)</b> | 0.0760    | N/A       | Area not in local strategy | 0.00              |
| <b>Mixed scrub</b>                                             | 0.0224    | Poor      | Area not in local strategy | 0.09              |
| <b>Individual trees</b>                                        | 0.2646    | Good      | Area not in local strategy | 3.18              |
| <b>Total</b>                                                   |           |           |                            | 3.59              |

## ENSURING BIODIVERSITY NET GAIN THROUGH COMPENSATION

- 4.5 The current proposals, presented in proposed habitat map (Appendix 2, Figure 1), include the demolition of a dilapidated chicken shed and construction of a residential property in a similar footprint, with associated garden and hardstanding access track.

### Post-development Calculation

- 4.6 A calculation has been provided to determine the biodiversity value for the proposed habitat areas at the site as shown in Tables 4.2 below, details of the proposed habitats and recommendations are provided in Section 5.
- 4.7 The biodiversity units provided on site by the created and retained habitat areas in the current landscaping plans is 3.34. This calculation is shown in full in The Statutory Biodiversity Metric Calculation Tool spreadsheet (Hawthorn Ecology, 2026a).
- 4.8 As such, the proposed development is predicted to result in a net loss in in biodiversity of 0.25 habitat area units, resulting in a net percentage change of –6.88% for habitat area units.

**Table 4.2.** Biodiversity unit score post-development based on current landscape plans<sup>1</sup> - area

| Habitat                                                                   | Area (ha) | Targeted condition | Strategic Significance     | Biodiversity Unit |
|---------------------------------------------------------------------------|-----------|--------------------|----------------------------|-------------------|
| Retained mixed scrub                                                      | 0.0224    | Poor               | Area not in local strategy | 0.09              |
| Tree (retained)                                                           | 0.2484    | Good               | Area not in local strategy | 2.98              |
| Developed land including hardstanding and building (retained and created) | 0.0971    | N/A                | Area not in local strategy | 0.00              |
| Vegetated garden (retained and created)                                   | 0.1407    | N/A                | Area not in local strategy | 0.27              |
| <b>Total</b>                                                              |           |                    |                            | <b>3.34</b>       |

<sup>1</sup> Where Biodiversity Units do not add up to the exact total score, this is due to a rounding artifact and how urban trees are included within the total score. Scores presented here are the same as presented in the calculator

## 5 Discussion and Recommendations

### OFF-SITE COMPENSATION

- 5.1 In order to achieve the required 10% gain in biodiversity, and to meet the requirements of the Biodiversity Net Gain principals. The off-site compensation will need to provide 0.61 biodiversity units, of which 0.19 units will need to be from trees, or from habitats of higher distinctiveness in order to meet the required trading rule of Biodiversity Net Gain principals.

### ON SITE COMPENSATION

- 5.2 The below elements should be included within the final landscaping design with the aim of ensuring that the proposed habitats result in a biodiversity net gain.

### OUTLINE MANAGEMENT REQUIREMENTS

#### All habitats

- 5.3 A management plan should set out the methods for planting and creation of habitats and mechanisms for monitoring and remedial action, for the duration of the management plan. This should not be restricted to the establishment period, but should be a long-term commitment. Mechanisms for funding will need to be agreed and implemented to ensure the appropriate ongoing management to deliver meaningful biodiversity benefits.

#### Wildlife Planting

- 5.4 Current proposed landscaping plans on site include areas of vegetated garden. It is recommended that wildlife planting should be integral to the soft landscape plans and should include native species and/or species of recognised value to wildlife. The Royal Horticultural Society (RHS) provides lists of such species<sup>2</sup>. The use of nectar-rich and berry producing plants will attract a wider range of insects, birds and mammals and continue to accommodate those already utilising the site. Where possible, larger shrubs should be under-planted to create greater structure and cover for wildlife. The use of block planting of single species should be avoided in favour of a higher diversity of plant types per square metre.

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<sup>2</sup> For example The Royal Horticultural Society (RHS) Plants for Pollinators Scheme  
<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

### Good Horticultural Practice

5.5 It is recommended that sustainable horticultural practices are employed to minimise off-site ecological impacts. These include:

- all native plant material should be sourced from suppliers who have adopted Flora Locale's (2012) Code of Practice for collectors, growers and suppliers of native flora;
- avoidance of the use of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended);
- the use of peat-free composts and soil conditioners to reduce the loss of important peat bogs;
- feeding of plants using organic based fertilisers and improving the soil structure by incorporating organic material, preferably composted municipal waste;
- the use of drought tolerant plants and mulches to reduce evaporation and the amount of mains water needed for horticulture; and

5.6 Minimising the use of pesticides (herbicides, insecticides, and fungicides) to prevent cumulative fatal effects to animals via the food chain. Where use is unavoidable, non-residual chemicals should be applied.

## References

Baker, J., Hoskin, R. and Butterworth, T. (2019) Biodiversity Net Gain Good Practice Principles for Development. CIRIA, London

BSI (2020) BS42020 : 2013 Biodiversity : Code of Practice for Planning and Development.

CIEEM (2019). Biodiversity Net Gain, Good practice principles for development. Chartered Institute of Ecology and Environmental Management, Winchester.

Hawthorn Ecology (2026a) *Luffenhall Stevenage Statutory Biodiversity Metric Calculation Tool*. Unpublished Report.

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Ministry of Housing, Communities & Local Government (2024) National Planning Policy Framework. MHCLG. London. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> last accessed 17/02/2026

Natural England (2023a) The Statutory Biodiversity Metric Calculation Tool. Available at: <https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>.

Natural England (2023b) The Statutory Biodiversity Metric - Draft User Guide. Available at: <https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>

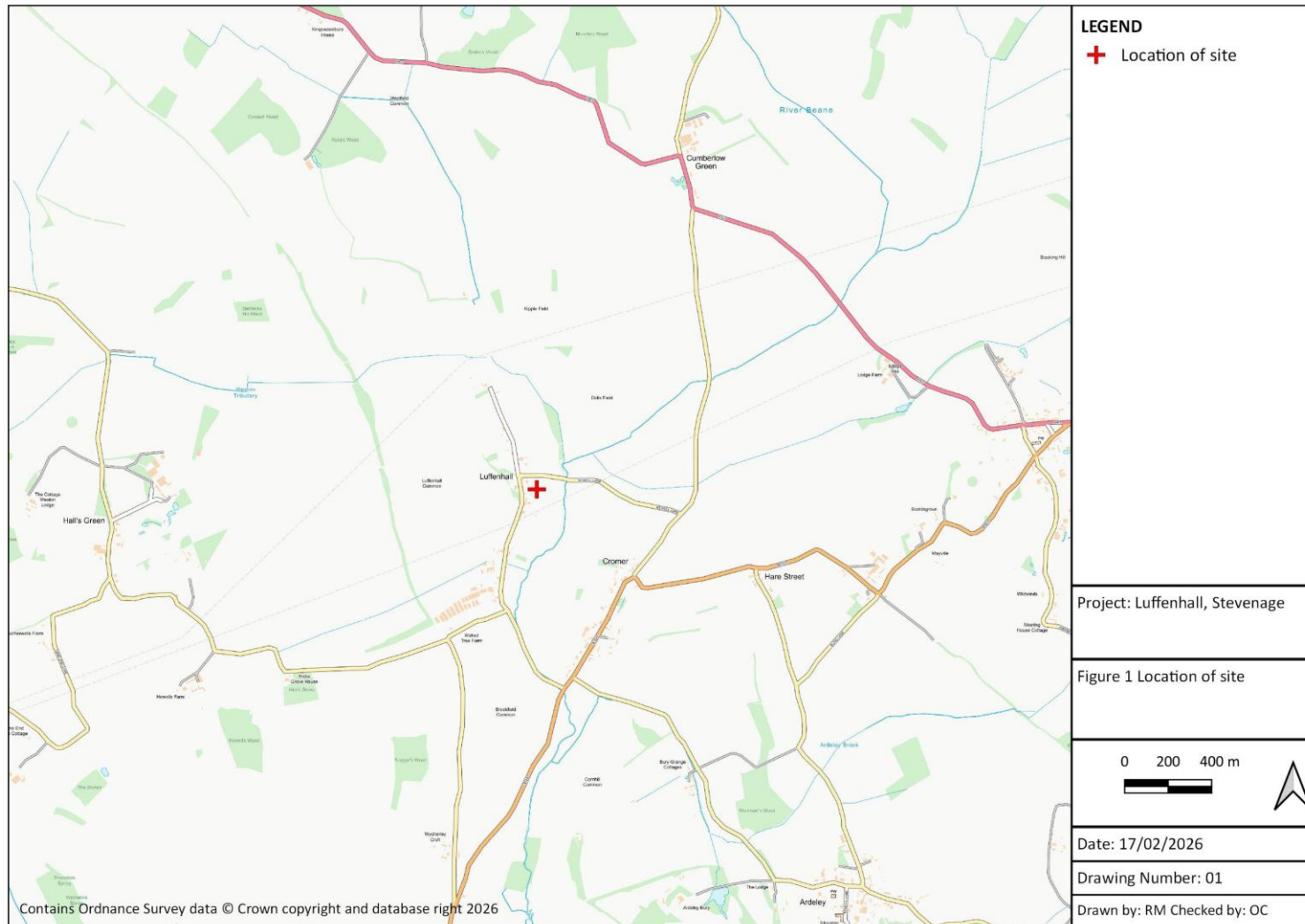
North Herts Council (2022) North Herts Local Plan 2011-2031 [online] available from <https://www.north-herts.gov.uk/north-herts-local-plan-2011-2031> last accessed 17/02/2026

UK Government (2021). *Environment Act*. Available at: <https://bills.parliament.uk/bills/2593/publications>

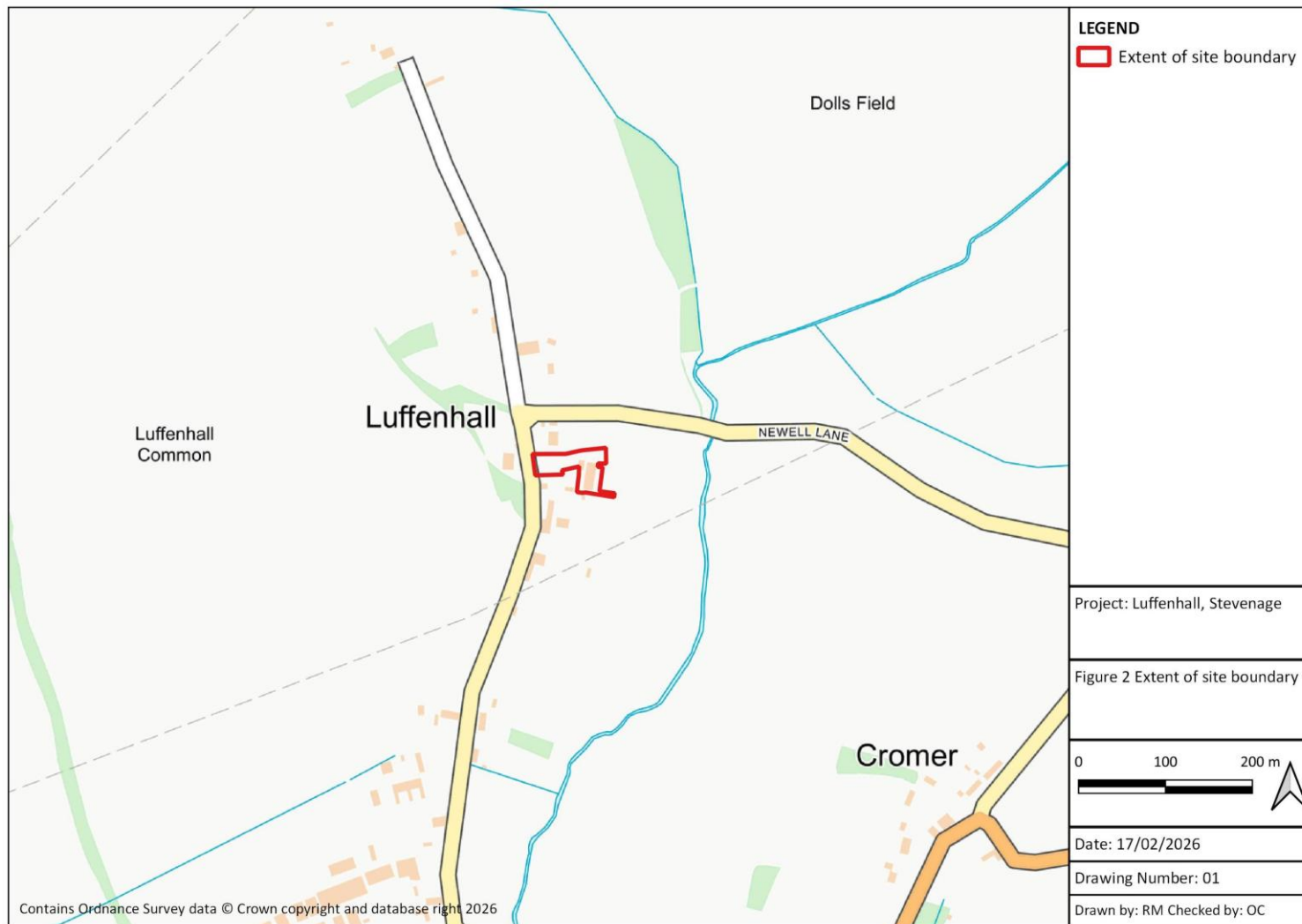
UKHab Ltd (2023). The UK Habitat Classification. Available at: [www.ukhab.org](http://www.ukhab.org)

## Appendix 1 : Maps

**Figure 1:** Location of site



**Figure 2:** Extent of site boundary



**Figure 3:** Habitat map



## Appendix 2: Proposed habitats

Project: PROPOSED RESIDENTIAL DWELLING ON LAND AT LUFFENHALL, STEVENAGE, HERTS SG2 7PX

Client: MS KARIM KINGSLEY

Drawing: PROPOSED SITE PLAN

Scale: 1:200 (A1) - Green - G.K.

Checked: Date: Nov 22

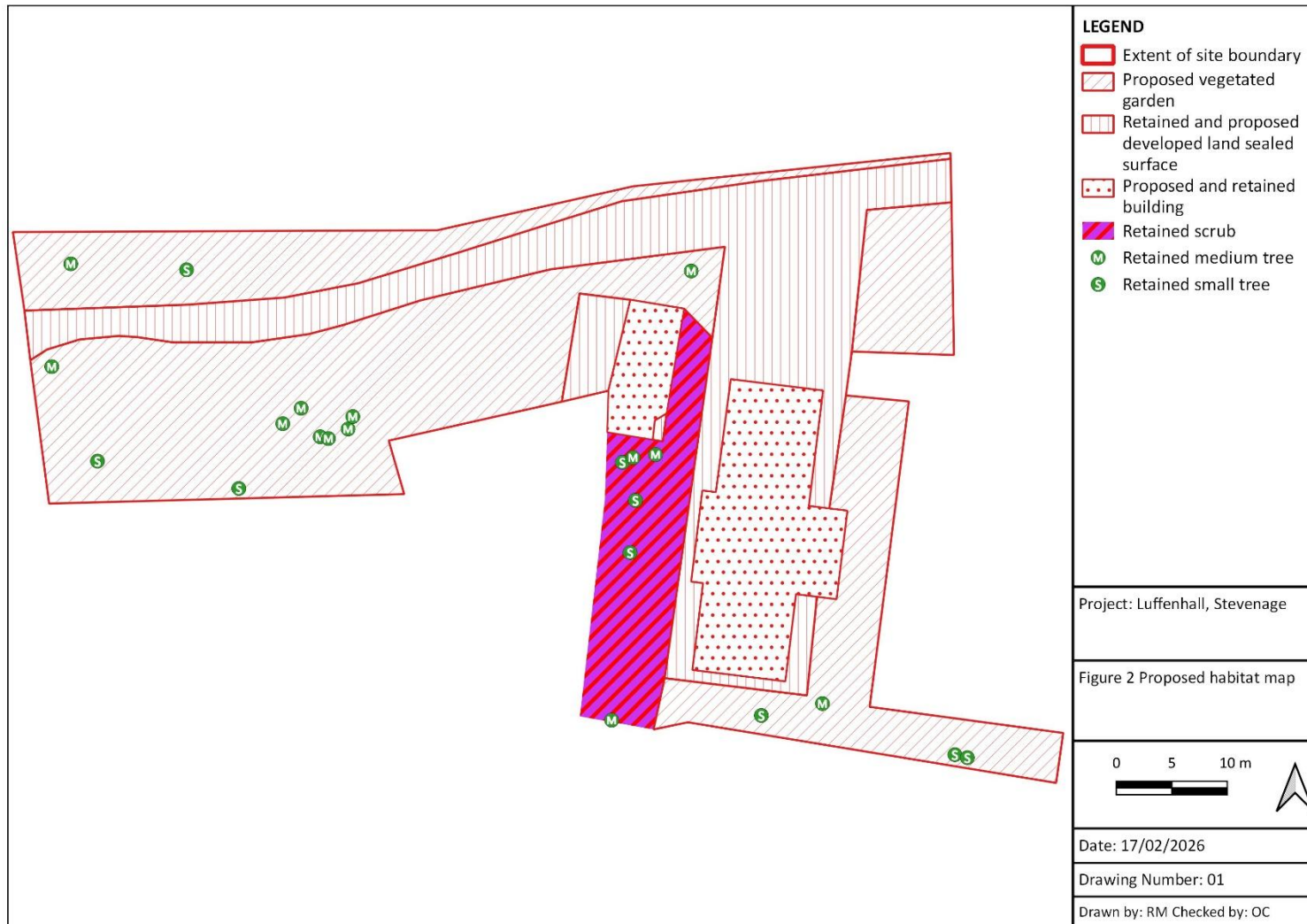
Drawing No: KIN/25/02

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SITE PLAN 1:200

0 5 10 20 30 meters

**Figure 2:** Proposed habitat



## Appendix 3: Condition Assessment Sheets

## Modified grassland

| Condition Assessment Criteria                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Criterion passed (Yes or No) | Notes (such as justification) |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|
| A                                                                                  | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (these may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b>                                                                                                                                                                                                                                                                         | No                           |                               |
|                                                                                    | Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 3 or more of these characteristic species per m <sup>2</sup> (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. |                              |                               |
|                                                                                    | 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.                                                                                                                                                                                                                                                                                         | Yes                          |                               |
|                                                                                    | 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).<br><b>Note - patches of scrub with continuous (more than 30%) cover should be classified as the relevant scrub habitat type.</b>                                                                                                                                                                                                          | No                           |                               |
|                                                                                    | 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.                                                                                                                                                                                                                                                 | No                           |                               |
|                                                                                    | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                   | Yes                          |                               |
|                                                                                    | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                                                                                                                                                                                                                                                                                                                                                                                                           | Yes                          |                               |
| G                                                                                  | There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 3 of WCA <sup>4</sup> ).                                                                                                                                                                                                                                                                                                                                                                                   | Yes                          |                               |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |                               |
| Essential criterion achieved (Yes or No)                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              | No                            |
| 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;<br>OR<br>Passes 4 - 6 criteria (excluding criterion A) | Poor (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes                          |                               |

# Trees

| Limitations (if applicable)                                                                                 |                                                                                                                                                                                                                                                                                         | Habitat parcel reference     |       |                    |     |  |  |  |  |  |  |                               |  |  |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------|--------------------|-----|--|--|--|--|--|--|-------------------------------|--|--|
|                                                                                                             |                                                                                                                                                                                                                                                                                         | Medium                       | Small |                    |     |  |  |  |  |  |  |                               |  |  |
| Condition Assessment Criteria                                                                               |                                                                                                                                                                                                                                                                                         | Grid reference               |       |                    |     |  |  |  |  |  |  | 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).                                                                                                                                                                                                     | Yes                          | 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                          | Yes   |                    |     |  |  |  |  |  |  |                               |  |  |
| C                                                                                                           | The tree is mature (or more than 50% within the block are mature) <sup>1</sup> .                                                                                                                                                                                                        | Yes                          | No    |                    |     |  |  |  |  |  |  |                               |  |  |
| 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                          | Yes   |                    |     |  |  |  |  |  |  |                               |  |  |
| E                                                                                                           | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                     | Yes                          | Yes   |                    |     |  |  |  |  |  |  |                               |  |  |
| F                                                                                                           | More than 20% of the tree canopy area is overhanging vegetation beneath.                                                                                                                                                                                                                | Yes                          | Yes   |                    |     |  |  |  |  |  |  |                               |  |  |
| Number of criteria passed                                                                                   |                                                                                                                                                                                                                                                                                         | 6                            | 5     |                    |     |  |  |  |  |  |  |                               |  |  |
| Condition Assessment Result (out of 6)                                                                      |                                                                                                                                                                                                                                                                                         | Condition Assessment Score   |       | Score Achieved = / |     |  |  |  |  |  |  |                               |  |  |
| Passes 5 or 6 criteria                                                                                      |                                                                                                                                                                                                                                                                                         | Good (3)                     |       | Yes                | Yes |  |  |  |  |  |  |                               |  |  |
| 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. |                                                                                                                                                                                                                                                                                         |                              |       |                    |     |  |  |  |  |  |  |                               |  |  |

## Mixed scrub

| Condition Assessment Criteria                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Criterion passed (Yes or No) | Notes (such as justification) |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|
| A                                               | The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). <sup>1</sup><br>– At least 80% of scrub is native,<br>– There are at least three native woody species <sup>2</sup> ,<br>– No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover). | No                           |                               |
| B                                               | Seedlings, saplings, young shrubs and mature (or ancient or veteran <sup>3</sup> ) shrubs are all present.                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No                           |                               |
| C                                               | There is an absence of invasive non-native plant species <sup>4</sup> (as listed on Schedule 9 of WCA <sup>5</sup> ) and species indicative of suboptimal condition <sup>6</sup> make up less than 5% of ground cover.                                                                                                                                                                                                                                                                                                                                           | Yes                          |                               |
| D                                               | The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.                                                                                                                                                                                                                                                                                                                                                                                                                         | No                           |                               |
| E                                               | There are clearings, glades or rides present within the scrub, providing sheltered edges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No                           |                               |
| Number of criteria passed                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              | 1                             |
| Condition Assessment Result (out of 5 criteria) | Condition Assessment Score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Score Achieved x1✓           |                               |
| Passes 5 criteria                               | Good (3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |                               |
| Passes 3 or 4 criteria                          | Moderate (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |                               |
| Passes 2 or fewer criteria                      | Poor (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                          |                               |