

Survey Cover Sheet			
Survey date/s	Pre-development: 4th December 2025. Post-development: 18th September 2025	Site name or location	Chalkstream House, Ickleford
Weather conditions	Dry, 0% cloud cover, Beaufort 1, 3 .	Project or development name	Chalkstream House, Ickleford
Surveyor name	Pre-development: Jess Grundy & Ellen Campbell. Post-development: Ellen Campbell	On-site or off-site	On-site
Survey reference	B24078	Reason for assessment (if not baseline condition survey)	
Notes			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site, Chalkstream House	Survey date and Surveyor name	4th December 2025, Jess Grundy & Ellen Campbell
Limitations (if applicable)	Survey undertaken outside the main flowering season. Not considered to be a significant limitation given the habitat types found.	Survey reference (if relating to a wider survey)	B24078
Grid reference	TL 1762 3215	Habitat parcel reference	
Habitat Description			
See accompanying report - Existing other neutral grassland.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	Species present indicate a species poor example of other neutral grassland. Please see Botanical Survey in Ecological Impact Assessment for further detail.
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 insects, birds and small mammals to live and breed.	No	Sward height relatively uniform across parcel, between 10 and 30cm.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	Bare ground near site entrance accounts for between 1 and 5%.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	No	No bracken noted.

E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes	No INNS noted. Physical damage less than 5%.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Fewer than 10 species per m2 present.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		2	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	x	
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site. Footnote 4 – 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

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Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site, Chalkstream House	Survey date and Surveyor name	18th September 2025, Ellen Campbell
Limitations (if applicable)	UK Habitat Classification carried out from landscape strategy information.	Survey reference (if relating to a wider survey)	B24078
Grid reference	TL 1760 3212	Habitat parcel reference	
Habitat Description			
See Landscape Strategy Masterplan - enhanced wildflower meadow.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	The wildflower mix should have a good mixture of species and the species should be a good representation of the UKHab description, with appropriate management.
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 insects, birds and small mammals to live and breed.	No	Occasional mowing is likely, resulting in generally uniform sward height.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	Some bareground, likely more than 5%, may be present underneath trees. Any physical damage will be re-seeded within the first five years of sowing.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	No bracken is usually present within the wildflower mixture and the mowing regime should prevent any scrub encroaching

E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes	No invasive non-native species are proposed and no damage or species indicative of sub-optimal condition will be present. Any physical damage will be re-seeded within the first five years of sowing.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	Wildflower seed mix likely to contain at least 10 species of wildflower, which is in addition to existing species.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	
Number of criteria passed		4	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site. Footnote 4 – 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, by applying professional judgement. Footnote 5 – 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			
See Landscape Strategy Masterplan - proposed trees.			
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	On-site, Chalkstream House	Survey date and Surveyor name	18th September 2025, Ellen Campbell
Limitations (if applicable)	UK Habitat Classification carried out from landscape strategy information.	Survey reference (if relating to a wider survey)	B24078
Grid reference	TL 1758 3208	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).	No	Proposed trees are not expected to be non-native orchard fruit species.
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	Individual trees automatically pass this criterion. Appropriate management should also ensure that canopy gaps will not be present.
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	The trees will not be mature at planting and are unlikely to be mature at 27 years old due to the species that are likely to be proposed.
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	There should be no evidence of adverse impacts on tree health by human activities. Appropriate management should ensure that tree health does not deteriorate over time.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	It is unlikely that trees will develop small ecological niches over 27 years.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees are proposed to be planted in areas of grassland.
Number of criteria passed		3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	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: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat) Lakes - Ponds (non-priority habitat) Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes] Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]			
Habitat Description			
See Landscape Strategy Masterplan - Proposed ecological pond.			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-site, Chalkstream House	Survey date and Surveyor name	18th September 2025, Ellen Campbell
Limitations (if applicable)	UK Habitat Classification carried out from landscape strategy information.	Survey reference (if relating to a wider survey)	B24078
Grid reference	TL 1759 3210	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes	Water quality assumed to be good for newly created ponds.
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Yes	Wildflower grassland proposed to surround pond.
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes	No duckweed or filamentous algae to be planted within the pond and appropriate management should ensure this criterion is met at time to target condition.
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No	Pond is proposed to be artificially connected nearby SuDS feature by swale.
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Yes	Pond is not proposed to have artificial dams, pumps or pipework, and will be designed to allow water level fluctuations.
F	There is an absence of listed non-native plant and animal species ³ .	Yes	No non-native species likely to be planted within the pond.

G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	No fish likely to be stocked in the pond.
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	No	Aquatic vegetation planting not detailed at this stage.
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes	Pond is located in centre of wildflower meadow, unlikely to be more than 50% shaded.
Number of criteria passed		7	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria		Good (3)	
Passes 5 or 6 criteria		Moderate (2)	
Passes 4 or fewer criteria		Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria		Good (3)	
Passes 6 to 8 criteria		Moderate (2)	x
Passes 5 or fewer criteria		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat. Footnote 2 – This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i>. Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from:			