

Cover sheet

Survey Cover Sheet			
Survey date/s		Site name or location	Fears End Farm, Sandon, Buntingford, SG9 0QZ
	11/07/2025		
Weather conditions		Project or development name	Development of new housing
Surveyor name	Chris Smith, CEnv, MISEP, Small Ecology Limited	On-site or off-site	On-site
Survey reference		Reason for assessment (if not baseline condition survey)	
Notes			

Summary of pages

Site or location	Habitat condition sheets	# of condition sheets used/habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Ditch	1						1
	Low grassland	3			3			
	Trees	2			2			
	Urban	2			1			1

Condition Sheet: DITCH Habitat Type			
Habitat Type			
Watercourses - Ditches			
Habitat Description			
Ditch on southern side of site; not within redline, but banktop within 5m. Banks heavily mown and close to access road.			
On-site or off-site, site name and location	On-site Fears End Farm, Sandon, Buntingford, SG9 0QZ Development of new housing	Survey date and Surveyor name	11/07/2025 Chris Smith, Small Ecology Limited
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	532589,234958	Habitat parcel reference	WC02
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Yes	Good water quality
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	No	No aquatic vegetation
C	There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).	Yes	No vegetation
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	No	Very limited vegetation; some scattered plants
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	No	Heavily mown on northern bank; nearby existing storage and use as farmyard
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	No	Water always shallow and appears to dry in summer
G	Less than 10% of the ditch is heavily shaded.	No	Heavily shaded by trees on southern side
H	There is an absence of non-native plant and animal species ¹ .	Yes	None noted
Number of criteria passed			3
Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved +/-	
Passes 8 criteria	Good (3)		
Passes 6 or 7 criteria	Moderate (2)		
Passes 5 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – This includes any species listed on the Water Framework Directive UKTAG GB High Impact Species List: Water Framework Directive (WFD) UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from: UKTAG classification of alien species working paper v8.pdf (wfd) • Frequently occurring non-native plant species include water fern <i>Azolla filiculoides</i>, Australian swamp stonecrop <i>Crassula helmsii</i>, parrot's feather <i>Myriophyllum aquaticum</i>, floating pennywort <i>Hydrocotyle ranunculoides</i>, Japanese knotweed <i>Reynoutria japonica</i> and giant hogweed <i>Heracleum mantegazzianum</i> (on the bank). • Frequently occurring non-native animals include signal crayfish <i>Pacifastacus leniusculus</i>, zebra mussel <i>Dreissena polymorpha</i>, killer shrimp <i>Dikergammarus villosus</i>, demon shrimp <i>Dikergammarus haemobaphes</i>, and carp <i>Cyprinus carpio</i>.			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)														
UK Habitat Classification (UKHab) Habitat Type														
Grassland - Modified grassland														
Habitat Description														
Four section of grassland around eastern barns: 01; 11, 12, 13 // One section in front of Western barn: 06														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location	On-site Fears End Farm, Sandon, Buntingford, SG9 0QZ Development of new housing					11/07/2025 Chris Smith, Small Ecology Limited								
				Survey reference (f										
Limitations (if applicable)				Habitat parcel reference										
				AH1	AH11	AH12								
Condition Assessment Criteria				Grid reference										
				532640.2 34948	532512.2 34983	532661.23 4943								
				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.			Yes	Yes	Yes								AH1, 11, 12 dominated by grasses but meet diversity criteria with common species.
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	No	No								AH01,11,12 uniform due to mowing.
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	Yes	Yes								Some bramble, but generally very limited
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.			No	No	No								Some damage from use for vehicle storage and mower.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens):			Yes	No	Yes								Limited bare ground, except AH11 where some significant bare patches
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.			Yes	Yes	Yes								Bracken not present due to soil types
G	There is an absence of invasive non-native plant species* (as listed on Schedule 9 of WCA*).			Yes	Yes	Yes								None noted
Essential criterion achieved (Yes or No)				Yes	Yes	Yes								
Number of criteria passed				5	4	5								
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved +/-												
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	N/A	N/A	N/A	N/A	N/A								
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Moderate	Moderate	Moderate	N/A	N/A								
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	N/A	N/A	N/A	Poor	Poor								
Suggested enhancement interventions to improve condition score														
Footnotes														
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .														
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.														
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.														
Footnote 4 – Wildlife and Countryside Act 1981 (as amended)														

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Condition sheet: URBAN Habitat Type												
Sparsely vegetated land - Ruderals/Ephemerals Sparsely vegetated land - Tall forbs Urban - Meadows Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground												
Habitat description												
AH10 - Fenced vegetable plot at south-east corner. AH15 - Area of bare ground south of buildings with scattered ruderals but generally bare												
See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: UKHab - UK Habitat Classification												
On-site (Pears End Farm, Sandon, Buntingford, SG9)		Survey date and Surveyor name		11/07/2025 Chris Smith, Small Ecology Limited								
Outside or off-site, site name and location		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		Habitat parcel reference										
		AH10 AH15										
		Meadows Bare ground										
		Grid reference										
		E32658,234 E32624,234										
		344 345										
Condition Assessment Criteria		Criteria passed (Yes or No)		Notes (such as justification)								
Core Criteria - must be assessed for all urban habitat types												
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	No									AH10 - mainly single structure. AH15 mainly bare ground
		Yes	No									AH10 - variety of veg and herbs. AH15 - largely bare ground
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	No									AH10 - variety of veg and herbs. AH15 - largely bare ground
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	Yes	Yes									None noted
Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).												
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:												
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (f): Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower rich grassland; (h) heathland; (i) pools.	N/A	N/A									
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:												
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.	N/A	N/A									
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	N/A	N/A									
Additional Criterion - must be assessed for Intensive green roofs only:												
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	N/A	N/A									
Additional Criterion - must be assessed for Biodiverse green roofs only:												
G	The roof has a varied depth of 50 - 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.	N/A	N/A									
Note - to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.												
Essential criteria relevant for habitat type achieved (Yes or No)		Yes	Yes									
Number of criteria passed		2	1									
Condition Assessment Result												
Condition Assessment Score: Core Achieved +/V												
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):												
+ Passes all 3 core criteria: AND + Meets the requirements for Good condition within criterion C.		Good (3)										
+ Passes 2 of 3 core criteria: OR + Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)										
+ Passes 0 or 1 of 3 core criteria		Poor (1)										
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):												
+ Passes all 3 core criteria: AND + Meets the requirements for Good condition within criterion C; AND + Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)										
+ Passes 2 or 3 of 4 criteria: OR + Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)										
+ Passes 0 or 1 of 4 criteria		Poor (1)										
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):												
+ Passes all 3 core criteria: AND + Meets the requirements for Good condition within criterion C; AND + Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)										
+ Passes 3 or 4 of 5 criteria: OR + Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)										
+ Passes 2 or fewer of 5 criteria		Poor (1)										
Suggested enhancement interventions to improve condition score												
Footnotes												
Footnote 1 - Wildlife and Countryside Act 1981 (as amended).												
Footnote 2 - Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNS) website: Home GBNNS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Access to Evidence for invasive non-native plants in Great Britain - NCCPS03 habitat												
For criterion C - For green roof habitat types only - buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.												
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 - Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNS website: Alternative plants - GBNNS (nonnativespecies.org)												