



Biodiversity Net-Gain Assessment

Land to Rear of 2 Sandy Meadow,

Wheathill Road Huyton L36 5UT

Client: Revival Architects

June 2025

Quality Assurance

The information which the author has prepared and provided is true, and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Disclaimer

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1. INTRODUCTION

This report has been commissioned by Revival Architects on behalf of their client in support of a planning application for a proposed residential property to the rear of 2 Sandy Meadow, Wheathill Road Huyton L36 5UT (hereafter referred to as 'the site', grid reference: SJ 44576 89629).

Due to the nature of the proposed development, it is understood that a biodiversity net gain assessment of the proposed works is required, as per local and national policy. Biodiversity net gain occurs in development when the project leaves the natural environment in a better state than it was prior to the project. To achieve biodiversity net gain, the developer is required to ensure that wildlife habitats are created or enhanced. It requires the development to result in a demonstrable increase in habitat value to the baseline (how the site was prior to development). Biodiversity net gain should be demonstrated quantitatively.

To demonstrate biodiversity net gain, the value of the habitats are assessed using a recognised metric tool to calculate biodiversity units. The biodiversity losses or gains resulting from the development are then calculated by subtracting the baseline (pre-development) units from the post development units. The statutory biodiversity metric (Defra, 2024a) has been used to demonstrate biodiversity net gain in a quantitative manner.

The Biodiversity Net Gain Good Practice Principles for Development (CIEEM, CIRIA, IEMA, 2016) are a set of ten principles which have been produced to provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. To demonstrate that biodiversity net gain has been achieved in a qualitative manner for a development it would need to be shown that the development meets these ten principles which have been listed below:

- Apply the mitigation hierarchy
- Avoid losing biodiversity that cannot be offset by gains elsewhere
- Be inclusive and equitable
- Address risks
- Make a measurable net gain contribution
- Achieve the best outcomes for biodiversity
- Be additional
- Create a net gain legacy
- Optimise sustainability
- Be transparent

1.1. Objectives of the Report

The biodiversity net gain assessment has been produced in accordance with the British Standard (BS) for Biodiversity – Code of practice for planning and development, BS42020:2013.

The objectives of this report are as follows:

- 1. To identify the planning policy context relevant to BNG matters on the site.*
- 2. To describe the baseline biodiversity value of the site based on the UK Habitat condition assessment.*
- 3. To evaluate the proposed biodiversity of the site based on the agreed final landscape proposals.*
- 4. To calculate the predicted change in the biodiversity unit value of the site post development and demonstrate the potential biodiversity net gain of the proposed development in a quantitative manner.*
- 5. To assess if the proposed development meets the requirements of the trading rules and demonstrate how the proposed development does meet those requirements.*
- 6. To demonstrate how the proposed development meets the ten principles set out in the 'Biodiversity Net Gain Good Practice Principles for Development' and has led with the mitigation hierarchy.*

1.2. The Author

This document has been prepared by Rob Nicholson BSc (Hon) MCIEEM, an experienced Ecological Consultant of 17 years. Rob is a professional member of Chartered Institute of Ecology and Environmental Management (CIEEM) and holds a bachelors degree in ecology. Rob has attended formal training on biodiversity net gain assessment.

2. LEGISLATION & POLICY BACKGROUND

2.1. National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024), is a policy framework document which provides a range of important principles. Paragraph 187 of the NPPF states that decisions should contribute to and enhance the natural local environment by:

'Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

Paragraph 188 goes on to state:

'... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (paragraph 193):

'opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

2.2. The Environment Act (2021)

Paragraph 2 (3) of Schedule 14 of The Environment Act 2021 makes it mandatory for all new developments (with some limited exceptions) to achieve a biodiversity net gain (BNG) of at least 10% by the time the development is completed compared to the pre-development biodiversity value of the onsite habitat. This percentage may be amended in the future by the Secretary of State. Please note that some Local Policies stipulate a higher target than this.

The Act allows three methods for securing biodiversity net gains:

1. enhancement of the biodiversity of land to which the planning permission relates;
2. the allocation of registered offsite biodiversity gain to any development for which the planning permission is granted; and
3. the purchase of biodiversity credits for any such development.

A biodiversity gain statement must set out whether, and if so how, the biodiversity gain objective applies in relation to development where the onsite habitat is irreplaceable, how the

development will minimise any adverse effects to the onsite habitat, and what the evidence must be produced to show how the biodiversity net gain has been met upon completion of the development. Biodiversity gains will need to be maintained for at least 30 years after the development is completed.

2.3. Local Policy

Table 1 details the policies within Knowsley Local Plan Core Strategy (Adopted January 2016) which are relevant to the ecological features present on site.

Table 1: Summary of relevant local planning policy

Policy	Description
Policy CS8	Maintenance and Enhancement of Knowsley's Existing Green Infrastructure:
Green Infrastructure	1) Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to: a) Ensure more attractive and cleaner residential neighbourhoods; b) Sustain and promote biodiversity (including designated sites, priority habitats and protected and endangered species) in accordance with importance and contribution to ecological networks; c) Preserve the character and function of historic environments and valued landscapes; d) Mitigate the effects of climate change and flood risk; e) Mitigate air, water and noise pollution; f) Provide local opportunities for sport, recreation and allotments; and g) Provide sustainable transport linkages between residential neighbourhoods and easy access to employment and services. 2) To achieve the above, planning powers and other interventions will be used to: a) Protect and enhance strategically important areas of greenspace; b) Ensure an appropriate quantity and improved quality of locally important open spaces, including outdoor sports provision (and ancillary facilities of appropriate scale); c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets; d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects; e) Improve accessibility for communities to greenspace offering leisure and recreation opportunities; f) Protect and where possible improve green paths and cycleways linking residential areas, existing strategic areas of greenspace, employment locations, local community services and leisure facilities; g) Work in partnership with other districts and relevant bodies at a landscape scale to minimise the impact of development upon Knowsley's existing biodiversity and geological assets, and sustain the protection afforded to internationally important sites, including supporting habitat, for biodiversity outside of the borough; and h) Deliver new integrated and functional Green Infrastructure that helps to mitigate and adapt to climate change, such as sustainable drainage systems, carbon capture and storage, soft landscaping and green roofs.

	Strategic Green Links 4) Knowsley's strategically important green links are: a) Alt Corridor (Huyton) – stretching from Huyton Village through South Alt Park, Alt Park, Alt Meadows and into Stockbridge Village; b) Valley Corridor (Kirkby) – stretching through Valley Meadow, St. Chad's Park, Millbrook Park, Millennium Green and Mill Dam; c) Whiston to Cronton Corridor – stretching through Cronton, Stadt Moers Park and Whiston Greenway; d) Halewood Triangle – Halewood Park linkage with the Trans-Pennine Trail and to the national cycle network; e) M57 Green Belt Corridor; and f) Knowsley Hall Estate – including Knowsley Safari Park and Local Wildlife Sites. Approach to Green Infrastructure and New Development 6) New development must be served by Green Infrastructure to meet the needs of residents and the local environment, in a manner which will: a) Contribute to the creation of a high-quality residential environment; b) Provide access to high quality open space for leisure and recreational purposes; c) Seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature; and d) Provide adequate mitigation and/or, as a last resort, compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.
Policy CS2 Development Principles	Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by: (h) Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity;

3. METHODS

3.1. Baseline Habitat Assessment

The baseline assessment was carried out using the results of the UK Habitat (UKHabs) condition assessment survey (details of which are contained within this report) undertaken by Rob Nicholson on 22nd May 2025, and based on the proposed development plans, shown in Appendix 5. An existing habitat plan is provided at Appendix 2.

Note: A separate Preliminary Ecological Appraisal was not carried out due to the small scale of the proposed development and limited extent of habitat present as this was deemed disproportionate to the proposals.

3.2. The Mitigation Hierarchy

The aim of the BNG assessment is to identify, predict and evaluate potential key effects arising from the proposed development and assess them against the mitigation hierarchy. The mitigation hierarchy requires that developers first take steps to avoid and then to minimise impacts on biodiversity. Only after these steps are taken should developers look to compensate for losses that cannot be avoided. Finally, if compensation within the development footprint is not possible or does not generate the most benefits for nature conservation, the losses should be offset elsewhere. The proposals have been developed in accordance with the British Standard for 'Process for designing and implementing Biodiversity Net Gain – Specification', BS8683:2021 to reduce risk to harm of biodiversity and maximise the potential gains on the site

3.3. Biodiversity Metric Rules

The rules set out in the table must be followed, otherwise a biodiversity net gain cannot be claimed for the project.

1. The trading rules of the biodiversity metric must be followed.
2. Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
3. To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.

4. In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority

3.4. Biodiversity Metric Calculation

Biodiversity metrics (units) were calculated for the site using the “Statutory Biodiversity Metric-Calculation Tool” and guidance available on the government website (Defra, 2024a, 2024b). The biodiversity metric spreadsheet is provided as an Excel file with this report.

The metric uses area and linear habitat features as a proxy measure for capturing the value and importance of biodiversity. It uses a calculation in MS Excel to allow for the importance of these features for nature: their size, ecological condition, distinctiveness and location. The metric enables assessments to be made of the baseline (pre-intervention) biodiversity value of a site in terms of ‘biodiversity units’ and calculates the projected post-development (post-intervention) biodiversity value. The metric can also be used to measure off-site biodiversity changes for a project or development and can be applied from the level of an individual field to, for example, an entire river catchment.

The calculator uses the following variable elements to determine biodiversity units, based on the information collected in the field:

Habitat type: The original survey was based on the UK Habitat (UKHabs) classification system (UK Habs, 2023).

Area (Hectares): The area has been measured based aerial imagery using Geographical Information System (GIS) based software. Measurements have been rounded up or down to achieve a minimum mapping unit (MMU). Mapping habitats at different times of year may lead to variation between where one habitat starts, and another begins as there is potential overlap between habitats (the ecotone). The actual field mapping is based on both field survey and aerial imagery in order to achieve the best representation of the areas covered by each habitat identified on-site. The areas for the post development site were taken from a pdf version of the development plan - Appendix 1 (Drawing number 2060-RA-XX-XX-DR-A-0100).

Condition: The condition is a means to measure the quality of a habitat based on a series of physical characteristics and typical species of a particular habitat type. In order to aid the process, the statutory metric provides ‘condition assessment sheets (Defra, 2024c).’ Condition sheets provide a list of positive indicators for each habitat and dependent on how many positive indicators a particular habitat meets will equate to the relevant condition for that specific habitat. In order that this process can be followed, in relation to this calculation, the number of positive

indicators that are met for each habitat type are presented in the accompanying excel document for each habitat found on-site.

Strategic significance: This element is to assess the habitats on site in relation to the geographical location in which they are located. Information to determine the significance of a habitat within a specific landscape can be found in Local Nature Recovery Strategies (LNRS) as well as a variety of sources that include local plans, local biodiversity and National Character Areas. The strategic significance is based on three categories which equate to a different score, which are as follows: High – 1.15; Medium – 1.1 and Low - 1.

3.5. Limitations

Measurements are based on a two-dimensional mapping and would assume the site is completely flat and therefore certain habitats may be greater in extent if they occur on a slope.

In the field the surveyor will have judged the approximate area of each of the habitat types and where appropriate used aerial imagery to assist with mapping of the habitats as accurately as possible.

4. PROPOSED DEVELOPMENT

The proposals are for the construction of a bungalow property for residential use on an existing grassed rear garden area (laid 30 years ago) when the existing property (which is to be retained) was built. In terms of habitat loss, two Sycamore (*Acer pseudoplanatus*) and an area of garden lawn will be lost as result of the development (Drawing Number: 0000-RA-XX-XX-DR-A-0100). The development access will run adjacent to the existing property, and will be located to the far (southern end) of what is currently the rear garden of the property at number 2 Sandy Meadow.

5. BASELINE BIODIVERSITY UNIT ASSESSMENT

5.1. On-site Baseline

Modified Grassland – g4 ~h3d

The gardens to the front and rear of the existing property are comprised almost entirely of modified grassland (garden lawns) which are managed intensively to form a homogenous, species poor sward (totalling approximately 0.03736ha).

The grassland is assessed as 'poor' condition. It is species poor, comprising of Annual Meadow Grass (*Poa Annua*), Perennial Rye Grass (*Lolium perenne*), Creeping Buttercup (*Ranunculus repens*), Dandelion (*Taraxacum agg*) and Daisy (*Bellis perennis*). This habitat is of low ecological value and is in poor condition.

Individual Trees (Urban) - 203

There are two Sycamore trees located to the north of the existing property, within an area of the above lawn.

See Table 1 for details of these.

Table 1. Trees within the site

Number	Grid Reference	Species	Size	Condition
T1	SJ 44555 89644	Sycamore	Small	Good
T2	SJ 44559 89646	Sycamore	Small	Good

Un-vegetated garden

There is a narrow strip of un-vegetated garden (with the exception of some scattered seedlings) area along the northern boundary between the cricket nets and boundary fence (totalling approximately 0.00183ha)

Developed Land; Sealed Surface – u1b6

There is an area of hardstanding to the rear garden comprising of a “cricket nets” area and patio area (totalling approximately 0.0117ha)

Note: Condition assessment sheets for habitats are provided in Appendix 3.

5.2. Habitat Baseline Assessment

The condition of each habitat has been assessed against the relevant positive indicators. Summaries of the habitat units and linear units for each baseline habitat are provided in Figure 1 below. A full breakdown of the condition assessments is presented in Appendix 4 and an existing habitat plan is also provided at Appendix 2. For strategic significance, the following has been considered the most appropriate for each habitat:

- **Modified grassland:** A common and widespread habitat of low ecological importance and therefore is not associated within any specific local strategy.
- **Urban trees:** Formally identified within the Liverpool Local Plan 2013-2033.
- **Un-vegetated garden:** No ecological value/not in Local Plan.
- **Developed Land; Sealed Surface – u1b6:** No ecological value/not in Local Plan.

Figure 1

Sandy Meadow

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline

Habitat units	0.19
Hedgerow units	0.00
Watercourse units	0.00

5.3. Trading Rules

For habitat trading purposes the following is required for each baseline habitat:

Area Habitats

Figure 2

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ▲	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same habitat required or a higher distinctiveness habitat required (2)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

6. PROPOSED BIODIVERSITY UNIT ASSESSMENT

6.1. Impacts of the Proposed Development

The development will result in changes to habitats within the site, but efforts are made to retain and enhance existing habitats as part of the redevelopment of the site.

Habitat **loss** in relation to the development will include the following:

- 2 x Sycamore trees (small, good condition)
- Modified grassland (lawn areas) – ~0.01702ha

Habitat **retention** as part of the proposed development will include:

- Modified Grassland (0.02034ha). Existing lawn area (poor condition) to the front and rear (of the existing property will be retained and managed appropriately.

Habitat **creation** as part of the proposed development will include the following:

- Individual Trees. Eleven Hazel (*Corylus avellana*) trees will be planted (target condition 'moderate') on land within the wider site ownership, within which the property is proposed (and the existing property is also located) but outside of the garden area of any private residence. This will be managed externally and not under the management of residents (therefore can be secured).

6.2. On-site Habitats

The new on-site area habitats are based on the development plan and proposed planting plan in Appendix 5 and are detailed within the accompanying metric document. A summary of the results is provided below in Figure 4:

Figure 4

Sandy Meadow

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	0.19	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.21	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.03	13.81%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.03	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.03	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	13.81%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.19	0.21	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

6.3. Off-site Habitats

There are no proposed off-site habitats to be created.

6.4. Summary of Habitat Changes

The total biodiversity value of the onsite habitats prior to development was 0.19 units for area habitats.

A small about of the limited baseline habitat will be lost during the construction phase of the development though the majority are to be retained.

Post-construction, 0.03 area habitat units of equal or better distinctiveness will be created on-site along with habitat retention some of the existing grassland. This will create an increased overall post-development **total** of 0.21 area habitat units

Under the current scheme design, post-development *area habitats* and their associated target conditions will achieve a **total** 13.81% net gain.

7. CONCLUSION

Appropriate and proportionate habitat creation and enhancement (achieving a minimum of 10% biodiversity net-gain) as per the BNG metric section of this report has been considered at the design stage to ensure the LPA can fully assess any planning application for the site, and are aware of measures being taken to avoid an overall adverse impact and aims put in place to maintain and enhance the biodiversity value of the site in the long-term as part of future development proposals.

For the development to proceed in line with UK legislation and Planning Policy relating to biodiversity, the measures contained within this report will be adopted as necessary. Where appropriate measures as recommended in the report are adopted, the development will be able to proceed having considered and addressed the necessary legislation and both local and national policy relating to biodiversity net-gain.

8. REFERENCES

CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain: Good practice principles.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. September 2018.

Defra (2024a) Statutory Biodiversity Metric calculation tool.

Defra (2024b) The Statutory Biodiversity Metric User guide.

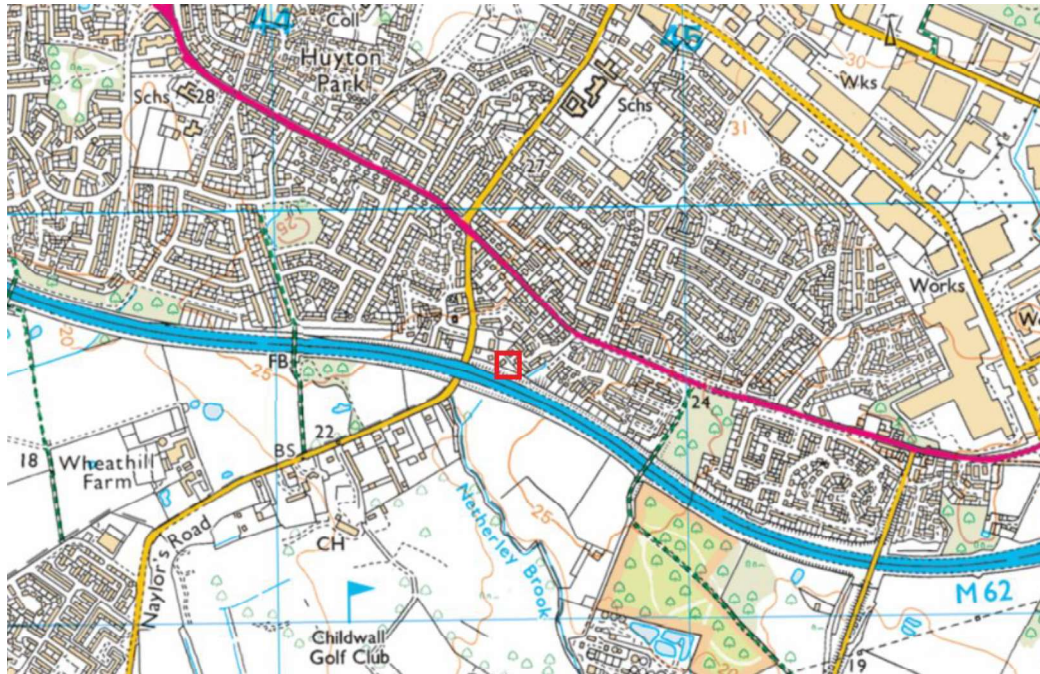
Defra (2024c) Statutory Biodiversity Metric Condition Assessments

PPF (2023) National Planning Policy Framework: Biodiversity and Geological Conservation. Department for Communities and Local Government, Norwich.

The British Standard Institute (2013) BSI Standards Publication, Biodiversity — Code of practice for planning and development.

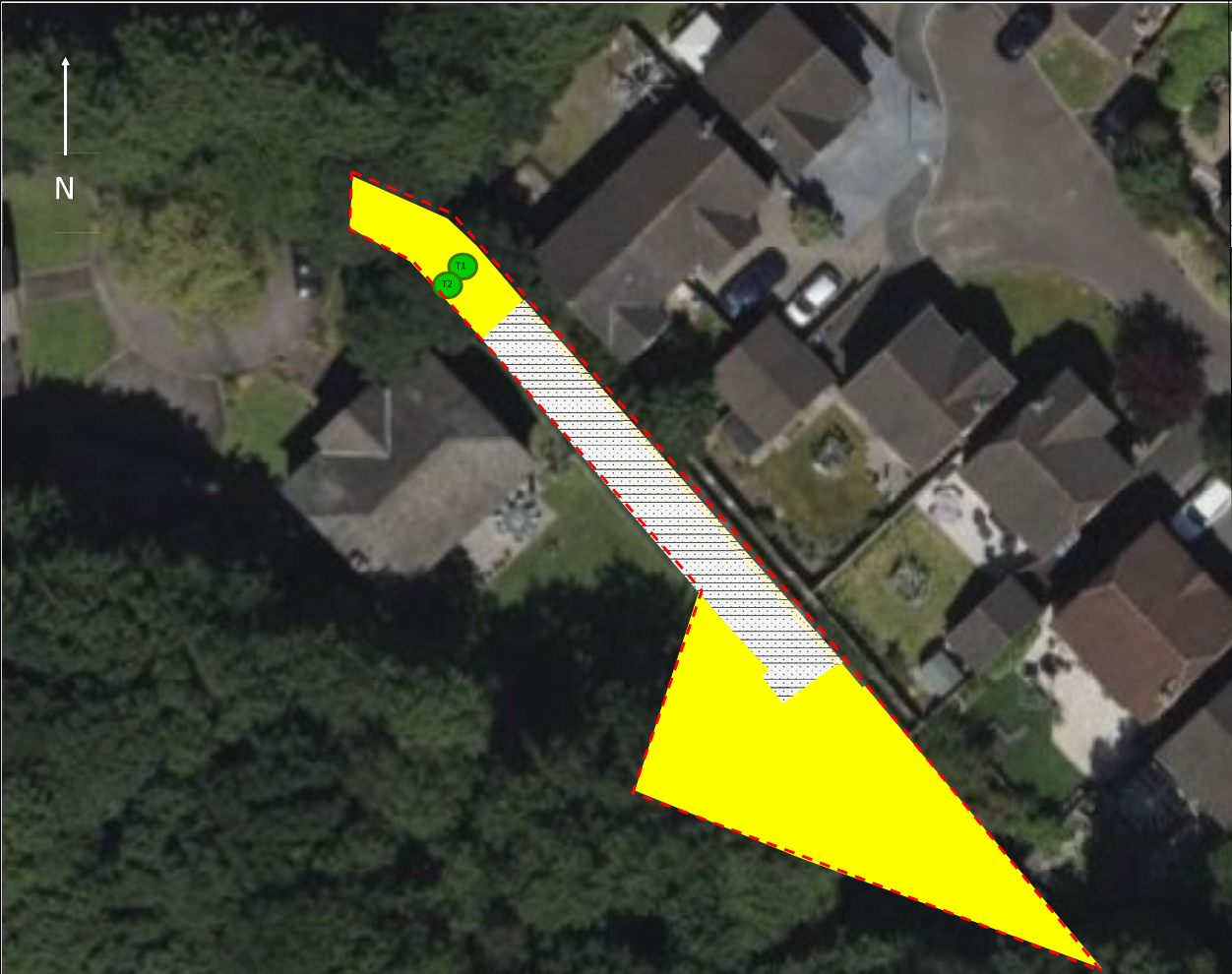
UK HABS (2023) The UK Habitat Classification: Habitat Definitions. Version 2.01.

APPENDIX 1 SITE LOCATION PLAN



APPENDIX 2: EXISITING HABITAT SURVEY PLAN

SEE NEXT PAGE



Existing Habitat Plan

Land to rear of 2 Sandy Meadow, Huyton, Liverpool.

June 2025

Client: Revival Architects

Drawing by: RN

Version: 1

Key:

-  Developed, sealed surface—u1b
-  Modified Grassland— g4 ~h3d
-  Unvegetated garden
-  Urban Trees —u1a
-  Development Site Boundary

SRN
CONSULTING

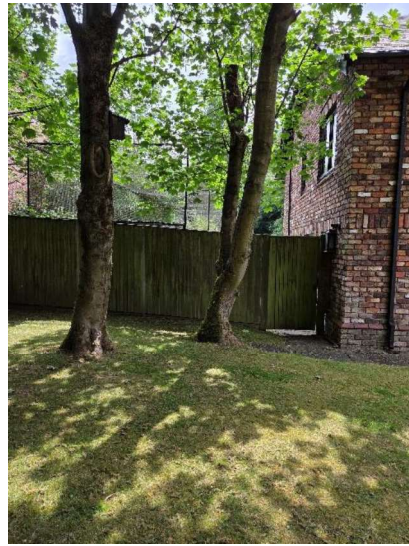
ECOLOGY & BIODIVERSITY
CONSULTANTS

SRNCONSULTING@HOTMAIL.COM

APPENDIX 3: SITE PHOTOS



1. Modified grassland (front of property)



2. Two Sycamore trees (to be removed to facilitate access)



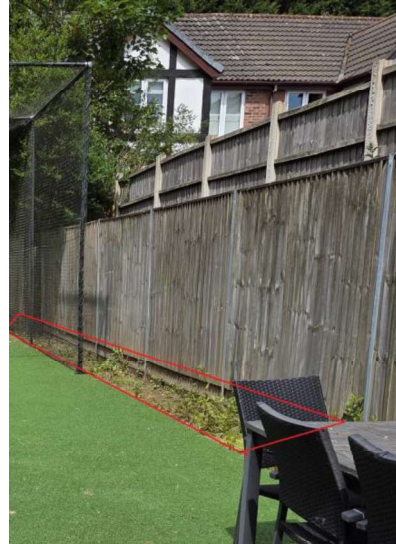
3. Modified grassland rear garden



4. Hard-standing to rear garden



5. Cricket nets



6. Unvegetated garden

APPENDIX 4: CONDITION ASSESSMENT SHEETS

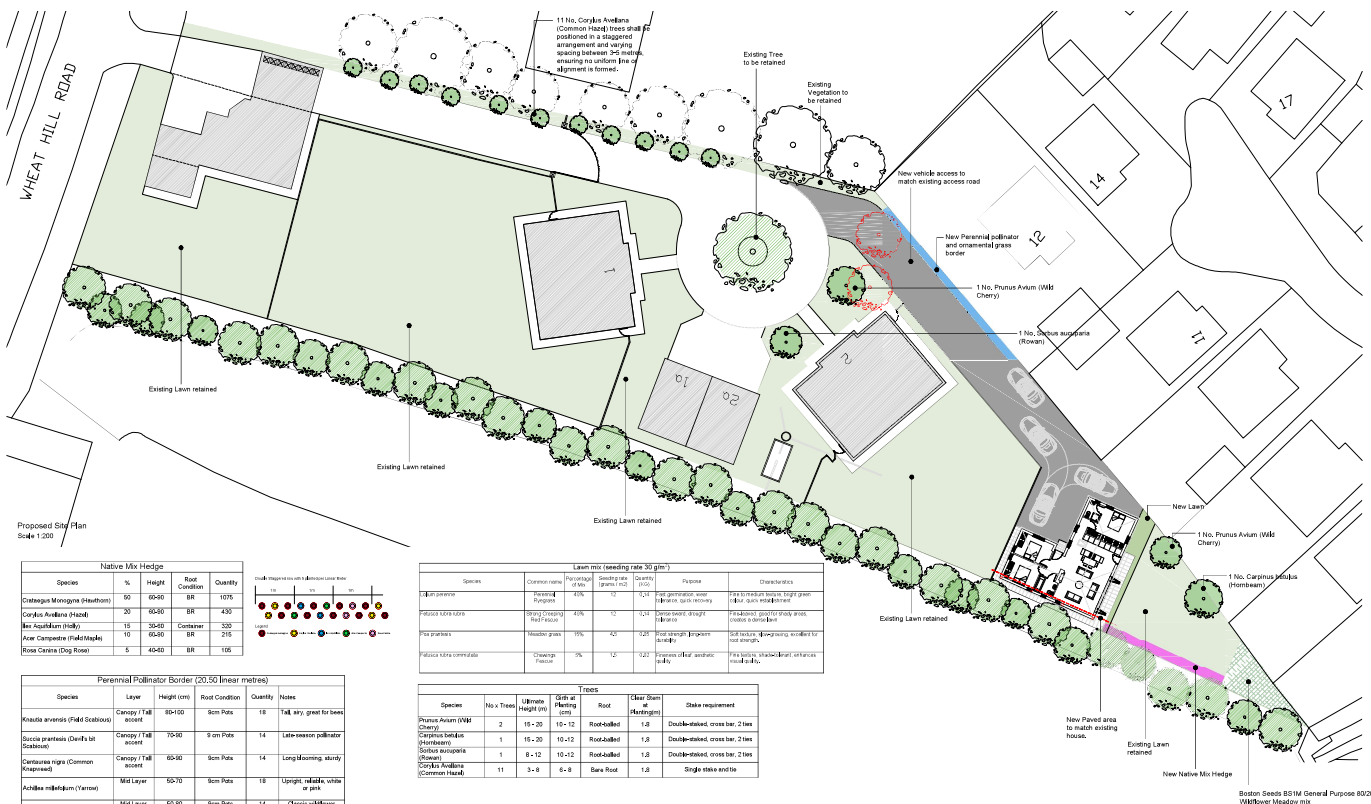
1. Modified Grassland (g4~h3d)
2. Individual trees (203)

See next pages

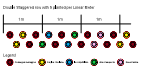
Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)																							
UK Habitat Classification (UKHab) Habitat Type																							
Grassland - Modified grassland																							
Habitat Description																							
ukhab – UK Habitat Classification																							
On-site or off-site, site name and location	On	Survey date and Surveyor name	22nd May 2025 - Rob Nicholson																				
			Survey reference (if relating to a wider survey)	BNG UKHabs																			
Limitations (if applicable)	None	Habitat parcel reference											Notes (such as justification)										
		1 - front 2 - rear <table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>																					
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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.		N	N																			
	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.																						
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.		N	N																			
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).		Y	Y																			
	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.																						
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.		Y	Y																			
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .		N	N																			
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.		Y	Y																			
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).		Y	Y																			
Essential criterion achieved (Yes or No)																							
Number of criteria passed																							
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved $\times \sqrt{}$																					
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)	Y																					
Suggested enhancement interventions to improve condition score																							
None - it's a formal lawn for a residential property.																							
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													
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	Survey date and Surveyor name		22nd May 2025									
		Survey reference (if relating to a wider survey)		BNG Ukhaba Survey									
Limitations (if applicable)	None	Habitat parcel reference											
		T1	T2										
		Grid reference											
Condition Assessment Criteria		SJ 44555 89644	SJ 44559 89646									Notes (such as justification)	
		Criterion passed (Yes or No)											
A	The tree is a native species (or at least 70% within the block are native species).	y	y										
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	y	y										
C	The tree is mature (or more than 50% within the block are mature) ¹ .	y	y										
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	y	y										
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	n	n										
F	More than 20% of the tree canopy area is overhanging vegetation beneath.	y	y										
Number of criteria passed													
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√											
Passes 5 or 6 criteria	Good (3)	y	y										
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 score ²													
Trees to be removed. 11 x Hazel to be planted to compensate (outside of private garden area)													
Footnotes													
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)													
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.													

APPENDIX 5: PROPOSED DEVELOPMENT PLANS



Native Mix Hedge				
Species	%	Height	Root Condition	Quantity
Deschampsia Monspeliensis (Heathloom)	50	60-80	BR	400
Corallorhiza innata (Hornbeam)	30	60-80	BR	400
Asar canadensis (Wild Radish)	10	30-40	Common	700
Aster Canadensis (Wild Aster)	10	60-80	BR	210
Rosa Canadensis (Dog Rose)	5	40-60	BR	100

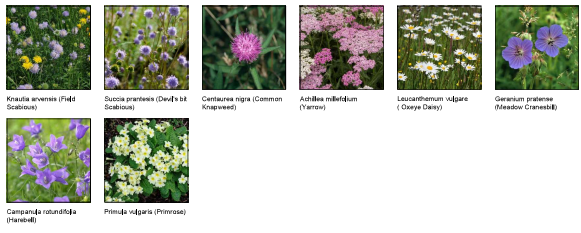


Perennial Pollinator Border (20.50 linear metres)					
Species	Layer	Height (cm)	Root Condition	Quantity	Notes
Asar canadensis (Wild Radish)	Canopy / Fall Interest	60-100	Scm Pots	18	Tall, very great for bees
Deschampsia Monspeliensis (Heathloom)	Canopy / Fall Interest	50-60	Scm Pots	14	Late-season pollinator
Centauria nigra (Common Knavehead)	Canopy / Fall Interest	60-80	Scm Pots	14	Long-blooming, sturdy
Achillea millefolium (Yarrow)	Mid Layer	50-70	Scm Pots	18	Upright, reliable, white or pink
Leucanthemum vulgare (Oxeye Daisy)	Mid Layer	55-60	Scm Pots	14	Classic wildflower
Deschampsia Monspeliensis (Heathloom)	Mid Layer	45-60	Scm Pots	10	Purple, spreading filler
Campanula rotundifolia (Harebell)	Lower Layer / Front	35-40	Scm Pots	4	Delicate bell-shaped flowers
Primula vulgaris (Primrose)	Lower Layer / Front	10-20	Plug plants	5	Early colour, shade-tolerant
Ornamental Grasses					
Deschampsia Monspeliensis (Tulled Hair Grass)	Interperennial	60-100	3 cm Pots	12	Soft verticals, mixed seed
Festuca ovina (Sheep's Fescue)	Interperennial	30-40	3 cm Pots	9	Compact, clump forming
Bromus ciliaris (Quaking Grass)	Interperennial	45-60	3 cm Pots	5	Ornamental seed heads

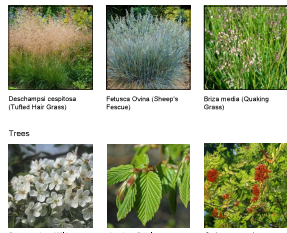
Lawn mix (seeding rate 30 g/m²)					
Species	Common name	Percentage of mix	Seeding rate (g/m²)	Quantity (m²)	Purpose
Perennial ryegrass	Perennial ryegrass	45%	12	1,575	Fast germination, wear tolerance, quick recovery
Perennial ryegrass	Perennial ryegrass	45%	12	1,575	Fast germination, wear tolerance, quick recovery
Perennial ryegrass	Perennial ryegrass	10%	40	1,200	Fast germination, wear tolerance, quick recovery
Perennial ryegrass	Perennial ryegrass	10%	12	1,200	Fast germination, wear tolerance, quick recovery

Trees						
Species	No. x Trees	Ultimate Height (m)	Girth at Planting (cm)	Root	Clear Stem at Planting(m)	Stake requirement
Prunus Avium (Wild Cherry)	2	10 - 20	10-12	Root-balled	1.8	Double-staked, cross bar, 2 ties
Corpus betulus (Hornbeam)	1	10 - 20	10-12	Root-balled	1.8	Double-staked, cross bar, 2 ties
Salix caprea (Willow)	1	8 - 12	10-12	Root-balled	1.8	Double-staked, cross bar, 2 ties
Corulus Avellana (Common Hazel)	11	3-8	6-8	Bare Root	1.8	Single stake and tie

Perennial Pollinator Border Mix



Ornamental Grasses



Trees



Project: 0000-RA-XX-XX-DR-A-0300
Client: [Redacted]
Date: 2020.25

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Date: 2020.25
Sheet: 03 of 03

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