

Biodiversity Net Gain Assessment



**Tyler
Grange**

**Land at Halsnead Garden
Village, Phase 3
19th February 2026**

TG Report No. 16692_R01_OM

Project No:	Report No.	Date	Revision
16692	R01	19th February 2026	-
Admin QA	Author	Checked	Approved
-	Olivia Mckechnie-Downing BSc (Hons) ACIEEM	Anthony Hiscocks MSc BSc (Hons) ACIEEM	John Moorcroft BSc. MSc. MCIEEM CEnv.

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



Contents:

Summary	
Section 1: Introduction and Context	2
Section 2: Baseline Assessment	5
Section 3: Post-development Assessment	8
Section 4: Conclusions	12

Appendices:

Appendix 1: Methodology	
Appendix 2: Landscape Proposals-Phase A and Parameters Plan-Phase B	
Appendix 3: Baseline Habitat Condition Assessments	
Appendix 4: Post-development Habitat Condition Assessments	

Plans:

Plan 1: Baseline Habitat Features Plan (16692/P01)	
--	--



Summary

- S.1. This report has been prepared by Tyler Grange on behalf of Taylor Wimpey UK Limited. It sets out the findings of a Biodiversity Net Gain (BNG) assessment completed in relation to Land at Halsnead Garden Village, Knowsley, hereinafter referred to as 'the site'.
- S.2. The planning application for the site will be a hybrid application for the erection of up to 190 residential dwellings comprising:
- Phase A – Full planning application for the erection of 93 dwellings with associated works (including access, public open space, landscaping, sustainable urban drainage systems and other associated works) within the southern section of the site; and
 - Phase B – Outline planning application for up to 97 dwellings (with all matters reserved for future approval) within the northern section of the site.
- S.3. As such, detailed landscape plans (1008-04F Landscape Masterplan) are available for the southern parcel and the parameter plans (1474-PMP-3-01b Halsnead Parameters Plans 2025-11-21) are available for the northern parcel, both of which have been used to inform this BNG assessment and are shown at **Appendix 2**.
- S.4. The site comprises a large formally arable field that has been left fallow, currently comprising modified grassland and tall ruderal vegetation. Small areas of mixed and bramble scrub are located around the boundaries of the site, as well as a small area of broadleaved woodland, nine scattered trees, two treelines and a non-native ornamental hedgerow. The location of baseline habitats are shown on the Habitat Features Plan (**16692/P01**) appended to this report.
- S.5. The site forms part of the Liverpool City Region Local Nature Recovery Strategy (LNRS)¹. At the time of writing (February 2026), the LNRS has not currently been published. Therefore, as per guidance, other existing local policy is used to assign strategic significance. This assessment has demonstrated that all on-site habitats and hedgerows (both pre and post development) are therefore assessed as being of Low strategic significance – "Area/compensation not in local strategy/no local strategy".
- S.6. Through the application of the BNG hierarchy, the proposals have been designed to retain features of highest ecological importance, namely the woodland, scrub, trees, treelines and hedgerow, which have all been retained in their entirety. The built development will extend within the central areas of the site comprising habitats of lowest ecological importance at baseline, namely poor condition modified grassland and poor condition tall ruderal vegetation, the loss of which will not require any specific ecological mitigation.
- S.7. The development proposals would result in a net gain of 1.87 habitat units (10.01%) and 2.65 hedgerow units (+109.37%), and the trading rules have been satisfied for habitat and hedgerow units. Habitats will be maintained for at least 30-years post-development, which should be secured through a Habitat Management and Monitoring Plan (HMMP) as a planning condition and a S106 or Conservation Covenant undertaken to secure significant on-site enhancements.

¹ Liverpool City Region Combined Authority (2026) Available at: <https://www.liverpoolcityregion-ca.gov.uk/local-nature-recovery-strategy> [accessed 04/02/2026]



Section 1: Introduction and Context

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Taylor Wimpey UK Limited. It sets out the findings of a Biodiversity Net Gain (BNG) assessment at Land at Halsnead Garden Village, Knowsley, known as Phase 3 (OS Grid Reference SJ 47202 89844), hereinafter referred to as 'the site'. The site is wholly located within the domain of Knowsley Metropolitan Borough Council. See **Figure 1.1** for the site red line boundary.



Figure 1.1: Red Line Boundary (© Google Aerial Imagery)

- 1.2. The site was subject to a UK Habitat Classification Assessment and associated Condition Assessment by Tyler Grange on 18th June 2024 by Olivia McKechnie-Downing BSc (Hons), a suitably experienced ecologist and associate member of CIEEM. This information then informed the BNG assessment completed by Tyler Grange in February 2026 using Defra's latest BNG Metric (The Statutory Biodiversity Metric) which should be looked at in conjunction with this report (ref: 16692_The_Statutory Metric_18.02.26). A full methodology is provided in **Appendix 1**. Wider assessment of the development at the site in relation to ecology is detailed within the Ecology ES Chapter (Chapter 7-P24-1099) which should be read in conjunction with this assessment.
- 1.3. The planning application for the site will be a hybrid application for the erection of up to 190 residential dwellings comprising:
- Phase A – Full planning application for the erection of 93 dwellings with associated works (including access, public open space, landscaping, sustainable urban drainage systems and other associated works) within the southern section of the site; and
 - Phase B – Outline planning application for up to 97 dwellings (with all matters reserved for future approval) within the northern section of the site.



- 1.4. As such, detailed landscape plans (1008-04F Landscape Masterplan) are available for the southern parcel and the parameter plans (1474-PMP-3-01b Halsnead Parameters Plans 2025-11-21) are available for the northern parcel, both of which have been used to inform this BNG assessment and are shown at **Appendix 2**.
- 1.5. The site comprises a large formally arable field that has been left fallow, currently comprising modified grassland and tall ruderal vegetation. Small areas of mixed and bramble scrub are located around the boundaries of the site, as well as a small area of broadleaved woodland, nine scattered trees, two treelines and a non-native ornamental hedgerow.
- 1.6. The design of the scheme has been informed by the BNG assessment process and the mitigation hierarchy, through avoiding impacts to habitats where possible, then minimising the impact, using mitigation, and finally compensating for a loss of habitat where this cannot be avoided.

Context

- 1.7. The extent of the site is denoted by the red line boundary as shown in **Figure 1.1** and is centred on (OS) Grid Reference SJ 47202 89844. The site is bound to the north by Halsnead Caravan Park, and beyond lies a field and the Land south of Lickers Lane residential scheme which is under construction (under planning application reference 20/00399/OUT). To the east, the site is bound by the consented and under construction Fox's Lane residential scheme (under planning application reference 20/00417/FUL), beyond which lies Fox's Bank Lane and Blundell's Hill Golf Club. The M62 Motorway bounds the south of the site, beyond which lies Symmetry Park. To the west, the site is bound by an area of woodland (with an associated pond known as 'Big Water') which forms Big Water and Big Water Wood Local Wildlife Site (LWS), beyond which lies the consented and under construction land north of M62 motorway residential scheme (under planning application reference 18/00283/HYB), with Windy Arbor Road and the M62 Motorway further west.
- 1.8. The site is proposed to be accessed via Taylor Wimpey's Fox's Lane Phase 2a scheme which is approved and currently under construction (planning application reference 20/00417/FUL).
- 1.9. All of the completed or under construction schemes set out in the above paragraph form part of the wider South of Whiston and Land South of M62 SUE2c Allocation.
- 1.10. The wider area beyond the site is predominantly residential in nature, further characterised by pockets of woodland, industrial development, the local and strategic road network, and open fields.

Aims and Objectives

- 1.11. The aim of this report is to provide findings of the BNG calculation and assessment undertaken to accompany the project. The objectives of this process are outlined below with the assessment methodology detailed in **Appendix 1**:
- Demonstrate the application of the mitigation hierarchy through the design evolution of the site to inform the design of the scheme and to minimise impacts on biodiversity where possible;
 - Calculate the project's pre- and post-development biodiversity unit value ;



- Determine the change in biodiversity units as a result of the proposed development and proposed on site enhancements for biodiversity; and
- Advise on how the project will deliver a minimum of +10% BNG.

1.12. This BNG assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows the CIEEM BNG reporting guidance² and was completed with reference to the CIRIA BNG Good Practice Principles for Development³.

Legislation and Planning Policy

1.13. As of the 12th February 2024 it is mandatory for development (with a small number of exceptions) to achieve at least a 10% gain in biodiversity units under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Mitigation Hierarchy and Good Practice Principles

1.14. The proposals for the site have been developed with reference to the ecological mitigation hierarchy which is central to the BNG process. This was applied by advising avoidance of damage to habitats, then minimising the impact and using mitigation, and finally compensating for a loss of habitat (see **Section 2 and 3**). Advice was provided throughout the project to inform the development and landscape design to adhere to this and to achieve a minimum of +10% BNG (see Legislation and Planning Policy above).

1.15. The CIRIA BNG Good Practice Principles for Development⁴ (which include the mitigation hierarchy) were also applied at all stages of the assessment.

Quality Assurance

1.16. All ecologists at Tyler Grange Group Ltd are members of CIEEM, or are working towards membership, and act under the direction of members, and abide by the Institute's Code of Professional Conduct.

² CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.

³ Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA



Section 2: Baseline Assessment

Strategic Significance

- 2.1. The site is not located within any statutory or non-statutory sites designation, however The Old Wood LWS and Big Water and Big Water Wood LWS are both located directly adjacent to the west of the site. Further details are provided within the ES chapter (Chapter 7-P24-1099).
- 2.2. The site forms part of the Liverpool City Region Local Nature Recovery Strategy (LNRS)⁵. At the time of writing (February 2026), the LNRS has not currently been published. Therefore, as per guidance, other existing local policy is used to assign strategic significance. This assessment has demonstrated that all on-site habitats and hedgerows (both pre and post development) are therefore assessed as being of Low strategic significance – “Area/compensation not in local strategy/no local strategy”.

Baseline Habitats

- 2.3. The habitats present on-site are summarised in the ES Chapter (Chapter 7-P24-1099), which includes a description of the composition of the main plant species present. As per guidance, the baseline habitats for both phases of the hybrid application have been calculated together.
- 2.4. The southern parcel (Phase A) largely comprises tall ruderal vegetation, with some modified grassland, a small area of mixed scrub on the southern boundary, and treelines forming the southern and part of the western boundaries. The northern parcel (Phase B) comprises a modified grassland field with smaller areas of mixed and bramble scrub, broadleaved woodland, and nine scattered trees on the northern boundary, with a non-native ornamental hedgerow also present along part of the northern boundary, and a treeline present along part of the western boundary. The location of baseline habitats are shown on the Habitat Features Plan (ref: **16692/P01**) appended to this report.
- 2.5. The results of the UK Habitat survey were used to inform the completion of Condition Assessments for all habitats, which were completed with reference to The Statutory Biodiversity Metric User Guide⁶ (Condition Assessments for baseline and post development habitats are presented at **Appendix 3 and 4**).
- 2.6. A summary of the BNG assessment of the baseline habitats (habitat and hedgerow units) is detailed below in **Table 2.1** and **Table 2.2**. This includes their BNG unit value as calculated through the BNG metric (16692_Biodiversity Statutory Metric_18.02.26).

⁵ Liverpool City Region Combined Authority (2026) Available at: <https://www.liverpoolcityregion-ca.gov.uk/local-nature-recovery-strategy> [accessed 04/02/2026]

⁶ DEFRA (2025) The Statutory Biodiversity Metric User Guide. 2025



Proposals

- 2.7. The planning application for the site will be a hybrid application for the erection of up to 190 residential dwellings comprising:
- Phase A – Full planning application for the erection of 93 dwellings with associated works (including access, public open space, landscaping, sustainable urban drainage systems and other associated works) within the southern section of the site; and
 - Phase B – Outline planning application for up to 97 dwellings (with all matters reserved for future approval) within the northern section of the site.
- 2.8. The majority of the built development is located within the central area of the site, extending over modified grassland and tall ruderal vegetation, with the areas of woodland, scrub, trees, hedgerow and treelines present at the boundaries retained as part of the proposals. Surrounding the built development areas, open space is proposed to the north, west and south of the site, with attenuation features proposed in the south. This open space provides a buffer between the development and the adjacent LWSs to the west.

Mitigation and BNG Hierarchy

- 2.9. The scheme has been designed to follow the mitigation and BNG hierarchy by avoiding ecological impacts as much as possible. Through the application of the mitigation hierarchy, the proposals have been designed to retain features of highest ecological importance, namely the woodland, scrub, trees, treelines and hedgerow, which have all been retained in their entirety. The built development will extend within the central areas of the site resulting in the loss of only habitats of lowest ecological importance at baseline, namely poor condition modified grassland and poor condition tall ruderal vegetation, the loss of which will not require any specific ecological mitigation.



Table 2.1. Baseline Habitats and BNG Unit Value Summary

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	BNG Unit Value – Total	BNG Unit Value – Retained	BNG Unit Value – Enhanced	BNG Unit Value – Lost
Grassland	Modified grassland	4.454	Low	Poor	8.91	0.00	0	8.91
Sparsely vegetated land	Ruderal/Ephemeral	4.06	Low	Poor	8.12	0.00	0	8.12
Woodland and forest	Other woodland; broadleaved	0.09	Medium	Moderate	0.72	0.72	0	0.00
Heathland and shrub	Mixed scrub	0.091	Medium	Poor	0.36	0.36	0	0.00
Heathland and shrub	Bramble scrub	0.01	Medium	Condition Assessment N/A	0.04	0.04	0	0.00
Individual trees	Rural tree	0.0692 (8 small, 1 large)	Medium	Moderate	0.55	0.55	0	0.00
Total					18.71	1.68	0	17.03

Table 2.2. Baseline Hedgerows and BNG Unit Value Summary

Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	BNG Unit Value – Total	BNG Unit Value – Retained	BNG Unit Value – Enhanced	BNG Unit Value – Lost
H1	Non-native and ornamental hedgerow	0.0246	V.Low	Poor	0.02	0.02	0	0
TL1	Line of trees	0.384	Low	Moderate	1.54	1.54	0	0
TL2	Ecologically valuable line of trees	0.108	Medium	Moderate	0.86	0.86	0	0
Total					2.42	2.42	0	0



Section 3: Post-development Assessment

Habitat Loss

- 3.1. **Table 2.1** above also details the habitats to be lost to the development, namely the modified grassland and tall ruderal vegetation, which comprise habitats of lowest ecological importance within the site.

Habitats Retained

- 3.2. **Table 2.1 and Table 2.2** above also detail the habitats and hedgerows to be retained through the development, which include broadleaved woodland, mixed and bramble scrub, trees, hedgerow and treelines, comprising the habitats of highest ecological importance within the site.

Habitats Created

Detailed Application-Phase A

- 3.3. The details of post-development planting are shown on the Landscape Proposals (1008-04F Landscape Masterplan) for the full, detailed (southern parcel) application (see **Appendix 2**). A large proportion of the phase will comprise the built development area formed of developed land; sealed surface (buildings and hardstanding) and vegetated gardens. There will however be a large public open space (POS) area comprised of large sustainable urban drainage systems (SUDS), mixed scrub, neutral grassland (wildflower/meadow), tree planting, modified grassland (amenity grassland), and species rich hedgerow. A hardstanding footpath will extend through the POS area and it is anticipated walkers will utilise this path, and the associated mowed modified grassland for amenity/recreation. As such, the modified grassland has been added to the metric as poor condition, whereas the neutral grassland and mixed scrub, which will have less intensive management and be managed for biodiversity, have been added as moderate condition.

Outline Application-Phase B

- 3.4. The Parameters Plan (1474-PMP-3-01b Halsnead Parameters Plans 2025-11-21) shows the proposals for the outline application (northern parcel) (see **Appendix 2**) and has been used to determine the post development habitats, along with some assumptions, as outlined below:
- The “Development Parcel” has been recorded as 70% developed land; sealed surface and 30% vegetated garden in accordance with the BNG User Guide⁷.
 - 39 trees will be planted in the northern parcel
 - As a precautionary approach, all of the “Green Infrastructure, including POS, amenity space & BNG” has been included as modified grassland of poor condition

⁷ DEFRA (2025) The Statutory Biodiversity Metric User Guide. 2025



- 3.5. The measurements of the created habitats and hedgerows as well as their conditions and BNG unit value are detailed in **Tables 3.1 and Table 3.2** below. Detail on post-development habitat conditions are provided in **Appendix 4**.



Table 3.1 Created Habitats

Landscaping Plan Reference	Broad Habitat	Proposed Habitat	Area (ha)	Distinctiveness	Target Condition	BNG unit Value
Phase A-Detailed Application						
N/A	Urban	Developed land; sealed surface	2.395	V.Low	N/A - Other	0.00
N/A	Urban	Vegetated garden	0.966	Low	Condition Assessment N/A	1.86
Proposed wear tolerant amenity grass	Grassland	Modified grassland	0.6	Low	Poor	1.16
Proposed wildflower/meadow grassland Proposed native marginal planting	Grassland	Other neutral grassland	1.219	Medium	Moderate	8.16
Proposed native scrub whip planting	Heathland and shrub	Mixed scrub	0.238	Medium	Moderate	1.59
N/A	Urban	Sustainable drainage system	0.233	Low	Moderate	0.56
Proposed trees	Individual trees	Urban tree (218 small)	0.8876	Medium	Moderate	2.71
Phase B-Outline Application						
Development parcel	Urban	Developed land; sealed surface (70% of total)	1.6457	V.Low	N/A - Other	0.00
Development parcel	Urban	Vegetated garden (30% of total)	0.7053	Low	Condition Assessment N/A	1.36
Green Infrastructure, including POS, amenity space and BNG	Grassland	Modified grassland	0.519	Low	Poor	1
Proposed Trees	Individual trees	Urban tree (39 small)	0.1558	Medium	Moderate	0.49

Table 3.2 Created Hedgerows

Landscaping Plan Reference	Habitat Type	Length (km)	Distinctiveness	Target Condition	BNG Unit Value
Proposed hedge	Species-rich native hedgerow	0.687	Medium	Poor	2.65



Future Management

- 3.6. Habitats created and retained on the site will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines⁸. This should be secured through a Habitat Management and Monitoring Plan (HMMP) as a planning condition. The management will be adapted based on monitoring results to ensure the best desired outcomes are achieved.

⁸ Construction Industry Research and Information Association (2019). Biodiversity Net Gain – Principles and Guidance for UK construction and developments.



Section 4: Conclusions

- 4.1. The Statutory Biodiversity Metric calculated that the proposed development will result in a total net biodiversity unit change of:
- +1.87 habitat units equating to +10.01%; and
 - +2.65 hedgerow units equating to +109.37%.
- 4.2. The trading rules for habitats and hedgerows have also been satisfied. There are no watercourse features within or adjacent to the site boundary.
- 4.3. The headline results of the metric are shown in the screenshot in **Figure 4.1**.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	1.87
	<i>Hedgerow units</i>	2.65
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	10.01%
	<i>Hedgerow units</i>	109.37%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 4.1. Screenshot of Statutory Biodiversity Metric Headline Results

- 4.4. Overall, the proposed development can deliver a 10% net gain in habitats and hedgerow units in accordance with Schedule 14 of the Environment Act 2021) and the statutory instruments and secondary legislation to mandate this requirement.
- 4.5. In addition, a precautionary approach has been taken for the outline application (Phase 2), and as such, it is likely additional units could be generated once detailed plans are provided at reserve matters. Therefore, it is considered that there is scope within the proposed development to deliver an overall net gain, even if plans within the outline parcel are altered slightly.
- 4.6. To deliver the BNG as set out above, habitats and hedgerows will be maintained for at least 30-years post-development. This should be secured through a HMMP as a planning condition and a S106 or Conservation Covenant for the creation of significant on-site enhancements.



Appendix 1: Methodology

Desk Study

- A1.1. As part of the ES Chapter (Chapter 7-P24-1099), a background desk study was undertaken to identify any designated sites within or in close proximity to the site which could be impacted by the proposed development, with further detail provided in the ES Chapter (Chapter 7-P24-1099).
- A1.2. A part of this process, the strategic significance of the site, and its habitats were also determined so as to identify and give extra value to any habitats in optimal locations or that meet local objectives for biodiversity. This process is informed by reviewing local plans and strategies and with habitats assigned a multiplier based in being of 'low', 'medium' or 'high' strategic significance⁹.
- A1.3. The site forms part of the Liverpool City Region Local Nature Recovery Strategy (LNRS)¹⁰. At the time of writing (February 2026), the LNRS has not currently been published. Therefore, as per guidance, other existing local policy is used to assign strategic significance. Following this assessment, all on-site habitats and hedgerows (both pre and post development) are therefore assessed as being of Low strategic significance – "Area/compensation not in local strategy/no local strategy".

Habitat Survey

- A1.4. The site was subject to a UK Habitat Survey and associated Condition Assessment by Tyler Grange on 18th June 2024 by Olivia Mckechnie-Downing BSc (Hons), a suitably experienced ecologist and associate member of CIEEM. This information then informed the BNG assessment completed by Tyler Grange in February 2026 using Defra's latest BNG Metric (The Statutory Biodiversity Metric) which should be looked at in conjunction with this report (ref: 16692_Biodiversity Statutory Metric_18.02.26).
- A1.5. The methods used during the surveys broadly followed methods used in an 'extended' Phase I habitat survey¹¹ and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group¹² to feed into the Biodiversity Metric. The Statutory Biodiversity Metric User Guide was used during surveys to determine habitat condition and ecological importance.
- A1.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under The Statutory Biodiversity Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.
- A1.7. All hedge features, management and dimensions were also recorded, along with their condition as defined in 'The Hedgerow Survey Handbook. 2nd Edition'¹³, survey handbook.

⁹ Natural England (2023). The Biodiversity Metric 4.0 User Guide: Natural England Joint Publication JP039.

¹⁰ Liverpool City Region Combined Authority (2026) Available at: <https://www.liverpoolcityregion-ca.gov.uk/local-nature-recovery-strategy> [accessed 04/02/2026]

¹¹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

¹² UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

¹³ Defra (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. Defra, London.



Metric Calculations

- A1.8. The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the ‘unit’ value associated with each habitat type is calculated based on the following parameters:
- Size (in hectares)/Length (in km);
 - Distinctiveness (i.e. how rare/valuable a given habitat is);
 - Condition (i.e. how well the recorded habitat fits the standardised description of that habitat); and
 - Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).
- A1.9. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the ‘unit’ value of a given habitat and these are:
- Time to reach the target condition of each habitat; and
 - Difficulty category for the creation of a given habitat.
- A1.10. Habitat survey metric calculations were undertaken by Olivia McKechnie-Downing ACIEEM, an experienced ecologist at Tyler Grange who is a suitably qualified person under the definition of the BS8683:2020¹⁴.

Application of Mitigation Hierarchy

- A1.11. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and is set out below:
- Avoidance – measures to avoid harm to ecological features;
 - Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
 - Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and
 - Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.

¹⁴ The British Standards Institution (2021). Process for designing and implementing Biodiversity Net Gain Specification.



Application of the BNG Hierarchy

A1.12. The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) is taken into account within **Section 3** of this report and is set out below:

- First, in relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- Then, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing on-site habitats, creation of new on-site habitats, allocation of registered off-site gains and finally the purchase of biodiversity credits.

Limitations

A1.13. The metric uses habitats as a proxy for biodiversity and does not account for other biodiversity enhancements such as species-targeted enhancements like bat and bird boxes. Detail on biodiversity mitigation and enhancement measures to be delivered outside of the BNG are detailed in the ES Chapter (Chapter 7-P24-1099).

A1.14. When mapping and recording habitats, types and conditions were assigned using professional judgement and with reference to the appropriate guidance.

A1.15. With regards to the outline application (Phase 2), the Parameters Plan (1474-PMP-3-01b Halsnead Parameters Plans 2025-11-21) has been used to determine the post development habitats, along with some assumptions. These habitats may be altered slightly at a reserve matters application, however the assumptions used have been made on a precautionary basis, and therefore it is likely additional units could be generated once detailed plans are provided at reserve matters. Therefore, it is considered that there is scope within the proposed development to deliver an overall net gain, even if plans within the outline parcel are altered slightly.



Appendix 2: Landscape Proposals-Phase A and Parameters Plan-Phase B





- KEY**
- Existing tree / woodland
 - Proposed tree
 - Proposed hedge
 - Proposed planting areas
 - Proposed wear tolerant amenity grass
 - Proposed wildflower / meadow grassland
 - Proposed native scrub whip planting
 - Proposed native marginal planting
 - Proposed resin-bound gravel areas
 - Proposed Bitmac path to match existing / proposed shared Footway / Cycleway link to the east

NOTE: For further detailed information relating to landscape treatments and plant species please refer to accompanying drawings 1008-05 to 07

Key

Site Boundary

Development Parcel*

Street

Lane

Mews

Shared Private Drive

Active Travel Link

Formal or Informal Pedestrian Links

Green Infrastructure, including POS, amenity space & BNG Attenuation Basin

Existing Trees Retained

Proposed Trees (Indicative)

Indicative Nodal Points Set Out As Per Design Guide

Indicative Foul Water Pumping Station Location

Indicative Electricity Substation Location



Appendix 3: Baseline Habitat Condition Assessments

A3.1. The following tables provide a summary of the Condition Assessments completed with regards to the baseline site habitats described in the **Section 2**. These criteria in the below tables are taken from The Statutory Biodiversity Metric assessment sheets.

Table A3.1. Developed land; sealed surface

No condition assessment required

Table A3.2. Artificial unvegetated, unsealed surface

No condition assessment required

Table A3.3 Modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Average of 5 species per m2
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	Sward height isn't varied
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	No scrub present
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Physical damage below required levels
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Cover of bare ground is within limits
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No invasive species present
Essential criterion achieved (Yes or No)			No
Number of criteria passed			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)	
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)	Yes
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).		

Table A3.4 Ruderal/ephemeral

Condition Assessment Criteria		Criterion 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	1 structural habitat present
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.	No	Species of benefits to wildlife not present
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	No INNS present, buddleia present but less than 5% cover
Essential criterion achieved (Yes or No)			No
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved */✓
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		Moderate (2)	



• Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		
• Passes 0 or 1 of 3 core criteria.	Poor (1)	Yes
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 » NNS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk) 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 » NNS (nonnativespecies.org)		

Table A3.5 Other woodland; broadleaved

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per criterion	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	Two age classes present
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	No browsing damage
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	1	Rhododendron present
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	2	Four native tree species present
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory	50 - 80% of canopy trees and 50 - 80% of	<50% of canopy trees and <50% of understory	2	Non-native rhododendron



		shrubs are native ⁵ .	understory shrubs are native ⁵ .	shrubs are native ⁵ .		present in understorey
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	Woodland less than 10 ha
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	Two classes present
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3	Tree mortality less than 10%
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1	No understorey community
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	Two storeys
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	No veteran trees
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems,	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and	2	Some standing deadwood present



		branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	stubs and stumps, or an abundance of small cavities ¹³ .	stumps, or an abundance of small cavities ¹³ .		
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of 2 woodland area has damaged ground ¹⁴ .		Some damaged ground present from footpaths through woodland

Total Score (out of a possible 39)	26
---	-----------

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	
Total score 26 to 32	Moderate (2)	26
Total score <26 (13 to 25)	Poor (1)	

Footnotes

Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date). *Assessing your Woodland's Condition* [online]. Available from:

[Woodland Wildlife Toolkit \(sylva.org.uk\)](http://sylva.org.uk/Woodland_Wildlife_Toolkit)

The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition.

Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch *Betula* sp., cherry *Prunus* sp. or *Sorbus* sp.: 0 – 20 years (Young); 21 – 150 years (Intermediate); and >150 years (Old). For birch, cherry or *Sorbus* species; 0 – 20 years = Young; 21 – 60 years = Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.

Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.

Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly.

Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage *Lysichiton americanus*; Himalayan balsam *Impatiens glandulifera*; Japanese knotweed *Reynoutria japonica*; cherry laurel *Prunus laurocerasus*; shallon *Gaultheria shallon*; snowberry *Symphoricarpos albus*; variegated yellow archangel *Lamium galeobdolon* subsp. *argentatum*; rhododendron *Rhododendron ponticum*; and tree-of-heaven *Ailanthus altissima*.

Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.



Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.

Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees.

Footnote 7 - Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.

Footnote 11 - This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.

Footnote 12 - See EWBG method INDICATOR 12 for more information. See gov.uk standing advice on ancient and veteran trees. Available from:

[Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/624222/Keepers_of_time_-_ancient_and_native_woodland_and_trees_policy_in_England.pdf) and:

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/624222/Ancient_woodland,_ancient_trees_and_veteran_trees_advice_for_making_planning_decisions.pdf)

EWBG INDICATOR 12 is the relevant indicator.

Footnote 13 - See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.

Table A3.6 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). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - 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> (only in its	No	Non-native ornamental species present or less than three native species present



	restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).		
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Not all present
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	Suboptimal species present but less than 5%
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	No well-developed edge present
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	No clearings, glades or rides
Number of criteria passed			1
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved *//
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	yes
Footnotes			
Footnote 1 – Professional judgement should be used alongside the UKHab description.			
Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i> . 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).			
Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
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, using professional judgement.			
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			
Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Alnus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos</i> spp., shallon <i>Gaultheria shallon</i> , American skunk cabbage <i>Lysichiton americanus</i> , buddleia <i>Buddleja</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> and hybrid bluebells <i>Hyacinthoides x massartiana</i> . There may be additional relevant species local to the region and or site.			

Table A3.7 Bramble scrub

No condition assessment required



Table A3.8 Rural tree

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Native 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 pass this condition
C	The tree is mature (or more than 50% within the block are mature) ¹ .	no	Only 1 mature tree
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	No evidence of impact on tree health
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	no	Ecological niches not present
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees oversail vegetation
Number of criteria passed			4
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved *//
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	yes
Passes 2 or fewer criteria		Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
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.			

Table A3.9 Non-native and ornamental hedgerow (H1)

No condition assessment required



Table A3.10 Line of Trees (TL1)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	Native species present
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Continuous canopy
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	No	No veteran trees
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	No	6 m strip not present
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	Trees in healthy condition
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved */✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	Yes
Passes 2 or fewer criteria		Poor (1)	
Footnotes			
Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). Footnote 2 – Where ancient and veteran trees are present, 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)			

Table A3.11 Ecologically Valuable Line of Trees (TL2)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	Native species present
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Continuous canopy
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes	Ecological niches present
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	No	6 m strip not present



E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	Trees in healthy condition
Number of criteria passed			4
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved *//
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	yes
Passes 2 or fewer criteria		Poor (1)	
Footnotes			
Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). Footnote 2 – Where ancient and veteran trees are present, 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)			



Appendix 4: Post-development Habitat Condition Assessments

A4.1. The following tables provide a summary of the condition assessments completed with regards to the post development site habitats described in the **Section 3**. These criteria in the below tables are taken from the Statutory Biodiversity Metric assessment sheets.

Table A4.1. Developed land; sealed surface

No condition assessment required

Table A4.2. Vegetated garden

No condition assessment required

Table A4.3. Modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Seed mix anticipated to have less than 6 species per m ²
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	Amenity grassland to be subject to intensive management with sward height homogenous
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	Any scrub to be removed
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	Potential for recreational disturbance
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Anticipated damage less than 10% with bare ground reseeded
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Any bracken to be removed



G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Invasive species controlled via management
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; OR Passes 4 - 6 criteria (excluding criterion A)		Poor (1)	Yes
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).			

Table A4.4. Other neutral grassland

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	Achieved through use of correct seed mix and grassland 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.	Yes	Achieved through appropriate management
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	Bare ground cover to be kept with required limits
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	Bracken to be kept with required limits
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging	Yes	Suboptimal and invasive species collected via management. No



	management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.		damaging activities to be undertaken in grassland
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² 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	10 or more species per m ² not anticipated due to agricultural history of site
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result		Condition Assessment Score	Score Achieved *//
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)	Yes
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor (1)	
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).			

Table A4.5. 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). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover	Yes	Achieved through species composition



	(except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).		
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Not all ages present
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	Invasives controlled with management
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.	Yes	Scrub surrounded by grassland
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Scrub is continuous
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved */✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	X
Passes 2 or fewer criteria		Poor (1)	
Footnotes			
Footnote 1 – Professional judgement should be used alongside the UKHab description.			
Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i> . 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).			
Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
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, using professional judgement.			
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			
Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Alianthus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos</i> spp., shallon <i>Gaultheria shallon</i> , American skunk cabbage <i>Lysichiton americanus</i> , buddleia <i>Buddleja</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> and hybrid bluebells <i>Hyacinthoides x massartiana</i> . There may be additional relevant species local to the region and/or site.			

Table A4.6. SUDS

Condition Assessment Criteria		Criterion 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	One structural habitat proposed



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	Achieved through species composition
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	Invasives controlled via management
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 ⁴ .	Yes	Native species proposed
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Yes	Species suited to wetland habitats
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			4
Condition Assessment Result		Condition Assessment Score	Score Achieved *//
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)	Yes
• Passes 2 or fewer of 5 criteria.		Poor (1)	
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 » NNS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk) 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 » NNS (nonnativespecies.org)			



Table A4.7. Urban tree

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Native species proposed
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	Passed by individual trees
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	Trees newly planted
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.	No	Pruning regime is expected due to public access
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Failed on a precautionary basis
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees oversail vegetation
Number of criteria passed			3
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved *//
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	Yes
Passes 2 or fewer criteria		Poor (1)	
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.			

Table A4.8. Species rich native hedgerow

Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)	
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a	No	Lower than 1.5 m high	



			maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).		
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	Width to be less than 1.5 m
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	Possible with appropriate pruning regime
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	Possible with appropriate pruning regime and filling of gap where any plants fail
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the	No	Failed on a precautionary basis



		side of the hedgerow (at least).	hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.		
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	Failed on precautionary basis
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	Invasives controlled via management
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No	Failed on a precautionary basis

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes in</u>	2



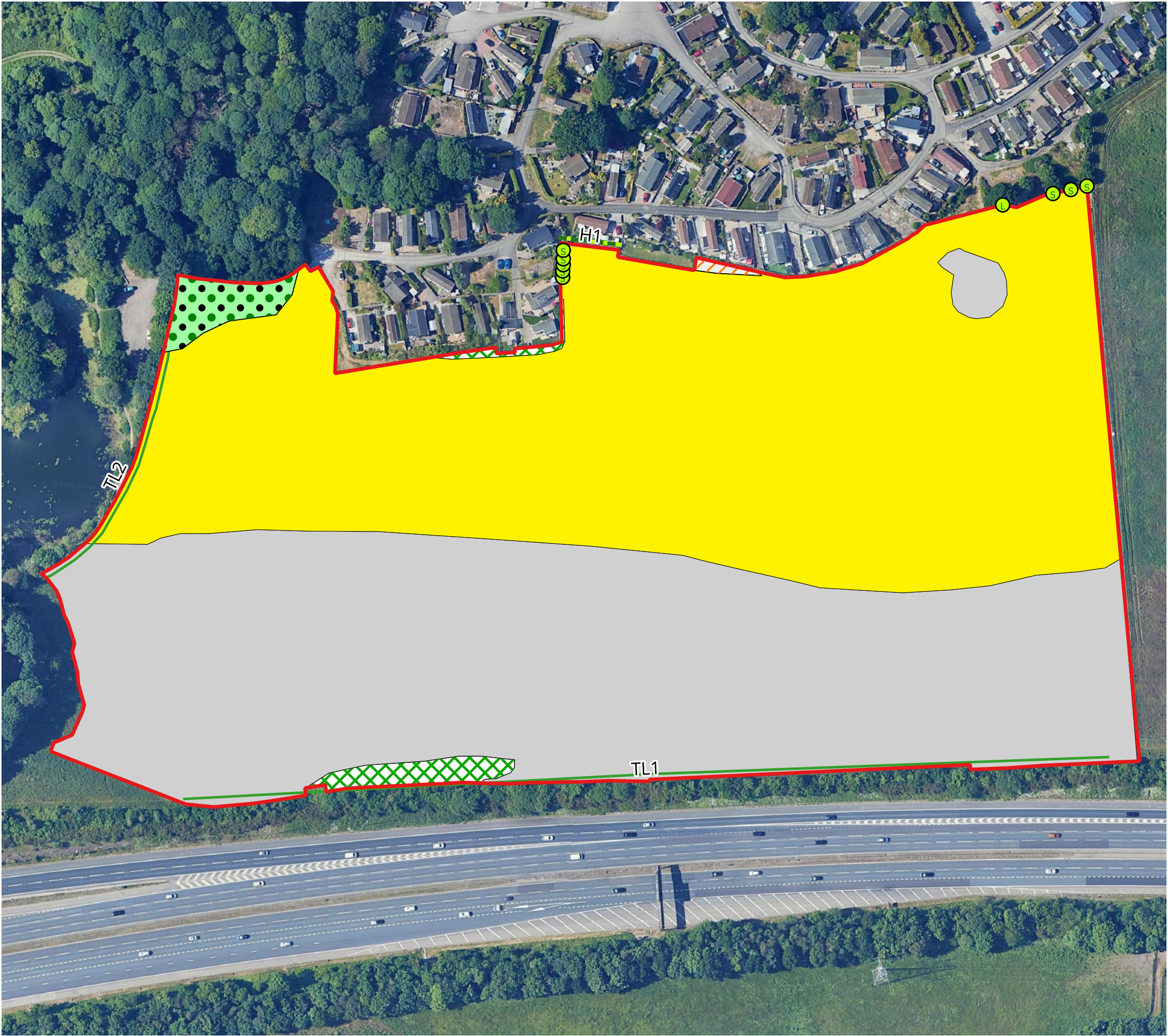
	more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		Poor
Footnotes		
Footnote 1 – DEFRA (2007) <i>Hedgerow Survey Handbook. A standard procedure for local surveys in the UK</i> . [online] Available on: hedgeline.org.uk		
Footnote 2 – STALEY, J.T. ET AL. (2020) <i>Definition of Favourable Conservation Status for Hedgerows</i> . [online] Available on: naturalengland.org.uk		
Footnote 3 – Wildlife and Countryside Act 1981 (as amended).		
Footnote 4 – CHEFFINGS, C. M. et al. (2005) <i>The Vascular Plant Red Data List for Great Britain</i> . Species Status 7: 1-116. [online] Available on: jncc.gov.uk		
Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). <i>Definitions: wild, native or alien?</i> [online] Available on: bsbi.org		
Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) <i>Online Atlas of the British and Irish Flora</i> . [online] Available on: brc.ac.uk		
Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNS) (2022) Available on: nonnativespecies.org		
Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: publishing.service.gov.uk and gov.uk		



Plans:

Plan 1: Baseline Habitat Features Plan (16692/P01)





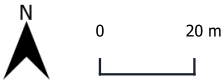
Key

- Redline boundary
- Bramble scrub
- Modified grassland
- Other woodland-broadleaved
- Mixed scrub
- Tall ruderal
- Non-native ornamental hedgerow

Treeline

Baseline Trees

- Small >7.5cm to 30cm
- Large >60cm to 90cm



Project	Land at Halsnead Graden Village, Phase 3
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	16692/P01
Date	February 2026
Checked	OM/JM



Tyler
Grange



Step into our world

www.tylergrange.co.uk



**Tyler
Grange**

Landscape | **Ecology** | **Arboriculture**