ONE HORTON HEATH

The Folds

Biodiversity Net Gain Assessment

December 2025

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The Folds, One Horton Heath

Biodiversity Net Gain (BNG) Report

Final

1735/Version 6.0

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NON-TECHNICAL SUMMARY

Purpose of the Report	To provide the results of a Statutory Biodiversity Net Gain (BNG) Metric conducted at The Folds Site, One Horton Heath (OHH), to inform the masterplanning of the development and the requirement for further habitat compensation and/or enhancement measures.
Summary of Proposed Development	Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission (OPP) O/20/89498 for the erection of 629 dwellings within Phase 17 (The Folds), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions which relate to Ecology or include ecological input: • Condition 16 (Arb Assessment) • Condition 61 (SUDs) • Condition 64 (EMMP) • Condition 67 (Landscaping) • Condition 71 (BNG) The Outline site wide OPP planning application was submitted before BNG became a statutory requirement. Therefore, each Reserved Matters (RM) development parcel planning application has a target of providing a BNG. The BNG gains/losses in each parcel will be tracked within an OPP BNG tracker to monitor the BNG gain/loss of each RMA parcel within the OPP. Any BNG losses will be offset with the Green Infrastructure (GI) BNG units gained from enhancement of the GI parcels or within off-site land under the control of the applicant under a S106 Agreement.
Surveys Undertaken	An extended UKHab survey and BNG condition assessment was conducted of all areas within the red line planning boundary at the Site to provide a habitat baseline on 18 June 2025 and 22 July 2025.
Summary of Results	The development currently results in a 0.6 unit habitat BNG, a 1.84% habitat BNG. The Trading Rules are not met. The development will result in a 0.48 unit hedgerow unit BNG, a 4.32% hedgerow BNG. The Trading Rules are met. The created treeline (TL9) is required for dormouse compensation and therefore the additional 0.82 unit gain for this treeline is omitted from the BNG Metric calculation. Additional mixed scrub is created for dormouse compensation, this is included within the BNG due there being a net loss in scrub and therefore the scrub creation does not cross the additionality threshold of being above no-net loss.
Conclusions	The BNG post-development calculations include 557No. individual small trees. The Trading Rules are not met for habitats due to a loss in -0.88 units of medium distinctiveness scrub. Dormouse compensation is being proposed on the Site and this has been considered in the BNG Metric. Protected species compensation can only contribute to BNG calculations up to no-net loss. The compensation mixed scrub habitat and line of trees (TL9) that will be created has been input into the BNG separately to demonstrate additionality. The new treeline exceeds the no-net loss threshold and is therefore omitted from the calculations. The mixed scrub compensation habitat will not be input into the OPP BNG tracker should scrub be higher than no-net loss across the site wide parcels.
Compensation	Agreement will be sought with the EBC ecology team whether not meeting the Trading Rules is acceptable for habitat losses due to the BNG not being a statutory requirement. Should the Trading Rules be required to be met, off-site planting of moderate condition mixed scrub on moderate condition modified grassland to an area of 0.15 ha would be required. Alternatively, an off-site area of 0.27 ha of poor condition mixed scrub could be enhanced to moderate condition mixed scrub. Agreement will be sought with EBC whether the Trading Rules must be met, due to this being an RMA and a Statutory Metric assessment is not required. Should this not be possible, the unis will be gained through enhancement of the GI parcels and/or within off-site land under the control of the

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	applicant and will be recorded within the OPA site wide BNG Tracker.
Enhancement	The Statutory Metric calculations have demonstrated that the Site provides a BNG, however this is heavily dependent upon the management of the grassland areas; a varied height in the grassland is to be achieved through rotational mowing.
Data Valid Until	July 2026

Local Planning Authority BNG Statement	
Do you believe that, if the development is granted planning permission, the BNG Condition (as set out in pg 13 of Schedule 7A of the T&CPA 1990) would apply?	Yes
The date of the pre-development biodiversity value of onsite habitat(s) have been calculated and the reason that it is a date earlier than the planning application submission date	22 July 2025. This is the date of the UKHab and BNG condition assessment survey which must occur in advance of the planning submission to inform the development layout.
The pre-development biodiversity value of onsite habitats on this date	32.34 habitat baseline Units 11.02 hedgerow baseline Units
Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date specified in 1. Either: • On or after 30 January 2020 which were not in accordance with a planning permission; or • On or after 25 August 2023 which were in accordance with a planning permission	No
If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity on this date; and any supporting evidence (or reference to relevant document containing these details).	N/A
Publication date of the biodiversity metric tool used to calculate the biodiversity value	Statutory Biodiversity Metric V1.0.4
Does the application site have irreplaceable habitats	Yes
If yes, please provide a description of these habitats or reference to relevant documents	Trees T253, T255, T257 and T258 are veteran trees.
Confirm that application includes the following: i) Completed Biodiversity Metric Tool ii) Baseline and Post-Development Habitat Plans iii) If applicable; plans showing irreplaceable habitats on site	Yes, Statutory Biodiversity Metric Tool submitted separately and results summarised in this report with the plans included (Figures 2 and 3).
Area there Protected and priority species on Site	Dormouse, potential barbastelle mating roost, slow worm, common lizard, grass snake, common toad, GCN, suitability for roosting bats and high value commuting and foraging habitat for bats.
Designated sites, important habitats or other biodiversity features	Quobleigh Pond & Woods SINC and Wyvern Technology College Meadow SINC are located to the north of the Site and the northern section of western line of trees is formally identified in the local plan.
Features of geological conservation importance	No

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1 INTRODUCTION

1.1 BACKGROUND

Eastleigh Borough Council (One Horton Heath Team) commissioned Johns Associates Ltd to undertake a Statutory Biodiversity Net Gain (BNG) Metric assessment of the proposed development site The Folds, One Horton Heath (OHH), in support of a Reserved Matters Application (RMA) for the site. The development was included within the Outline Planning Permission (OPP) for the site wide OHH application (O/20/89498).

The site is located at post code SO50 7HR (central Ordnance Survey (OS) grid reference SU 4917 0052) and is hereafter referred to as the 'Site'. Figure 1 provides the Site location plan. The Site currently consists of cereal crop fields, modified grassland, other neutral grassland, hedgerows and lines of trees.

1.2 SUMMARY OF PROPOSALS

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 629 dwellings within Phase 17 (The Folds), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions:

- Condition 16 (Arb Assessment)
- Condition 25 (Refuse)
- Condition 31 (Higher Access Standards)
- Condition 45 (Noise Assessments)
- Condition 58 (Flood Mitigation)
- Condition 59 (Foul Drainage)
- Condition 61 (SUDs)
- Condition 64 (EMMP)
- Condition 67 (Landscaping)
- Condition 71 (BNG)
- Condition 76 (Nutrient Neutrality)

1.3 PURPOSE OF THIS REPORT

The purpose of this report is to provide the results of a Statutory BNG assessment for The Folds RM Site. The OPP OHH application was submitted prior to the delivery of 10% BNG becoming mandatory for most developments on the 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and therefore the aim is for the OPP OHH site wide development to reach an overall BNG.

The BNG gain/loss for each RM development application will be tracked and any losses offset with the BNG Gain from enhancement of the north, central and southern Green Infrastructure (GI) parcels within the Site and if required within off-site land outside of the red line boundary of the OPP but within the applicant's control.

The post-development landscape and ecological plans produced by Stantec have informed the post-development BNG calculations. The plans were designed with ecological advice and through consultation with the landscape team

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and Stantec Limited to avoid habitats of higher distinctiveness and to maximise the achievable BNG whilst strengthening green infrastructure in the local area.

1.4 PERSONNEL

The BNG Condition Assessments, BNG calculations and production of this report were conducted by Tessa Pepler BSc (Hons) MSc MCIEEM, a Principal Ecologist at Johns Associates who has worked as an ecological consultant since 2005. Tessa has a BSc (Hons) in Environmental Studies and an MSc in Ecology and Management of the Natural Environment. Tessa is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and holds a Natural England Class 1 survey licence for bats (2019-40584-CLS-CLS-1), great crested newt (2015-18828-CLS-CLS), and dormice (2016-20745-CLS-CLS). Tessa is competent in botanical identification and is certified FISC Level 3.

1.5 STATUTORY BIODIVERSITY METRIC

The Statutory Biodiversity Metric uses habitat as a proxy for overall biodiversity within different habitat types. Habitats are assigned a value based on their intrinsic biodiversity value or 'distinctiveness', which is predefined for each habitat within the metric. This value is then multiplied based on the size, condition, and geographical location of the habitat in order to ascertain its absolute value in 'biodiversity units'. Separate calculations are used within the metric for area-based habitats, linear habitats (such as hedgerows) and watercourses (including ditches and streams). These units are non-transferable and must therefore be considered individually for each project or development. Hereafter they will be referred to as "habitat units", "hedgerow units" and "river units" respectively. Collectively, they will be referred to as "biodiversity units".

Natural England provides a Calculation Tool with all calculations built in to aid in the assessment process. This report should be read in conjunction with the Calculation Tool provided for the assessment of this Site.

Underlying this assessment process are a key set of principles which explain the intended use of the Metric. They are as follows:

- Principle 1 – The metric assessment should be completed by a competent person.
- Principle 2 – The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
- Principle 3 – This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
- Principle 4 – This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- Principle 5 – Biodiversity units are a proxy for biodiversity and should be treated as relative values.
- Principle 6 – This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- Principle 7 – Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
- Principle 8 – Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- Principle 9 – This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:
    - Maintain habitat extent - supporting more, bigger, better and more joined up ecological networks;

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- Ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

During the process of undertaking a biodiversity net gain assessment using the Statutory Biodiversity Metric, the following rules must be followed to ensure its proper use:

- Rule 1 – The trading rules of this biodiversity metric must be followed.
- Rule 2 – Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver a net gain applies to each type of unit.
- Rule 3 – To accurately apply the biodiversity metric formula, you must use the 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.
- Rule 4 – In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

1.5.1 Significant On-Site Enhancements

A significant on-site enhancement occurs where habitat enhancement has contributed significantly to the proposed development's BNG, relative to the biodiversity value before development. This varies with the scale of the development but usually include the following:

- Habitats of medium or higher distinctiveness in the biodiversity metric.
- Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development.
- Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development.
- Areas of habitat creation or enhancement which are significant in area relative to the size of the development.
- Enhancements to habitat condition, for example from poor or moderate to good.

Where there are significant enhancements, they must be secured with a legal agreement (planning obligation or conservation covenant) or planning condition for 30 years in the same way as off-site gains e.g. a Habitat Management and Monitoring Plan (HMMP). Local Planning Authorities (LPAs) will consider the most appropriate mechanism. The above mechanisms can also be applied by the LPA for plans that are not 'significant enhancements' where they contribute to locally important species or ecological networks.

1.5.2 Non-Significant Enhancements

A non-significant enhancement are habitat enhancements whose loss will not significantly decrease the biodiversity value for example private gardens or container planting. These enhancements do not normally require maintenance provisions e.g. an HMMP, legal agreement or commitment to maintain them for 30 years.

1.6 LEGISLATION AND POLICY

The legislation and national and local planning policies which are relevant to this assessment are provided in Appendix A to this report.

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Figure 1: Site Location Red Line Boundary Plan and Context of Site

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2 METHODOLOGY

2.1 HABITAT CLASSIFICATION AND CONDITION ASSESSMENT

2.1.1 UKHab Survey

A UKHab survey and Statutory BNG Condition Assessment of the Site was undertaken on 18 June 2025 and 22 July 2025 by experienced ecologist Tessa Pepler BSc (Hons) MSc MCIEEM from Johns Associates Ltd. The weather was dry and sunny with good visibility. This survey was completed in accordance with the UK Habitat Classification (UKHab) v2.0 (2023) Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS 42020:2013 Biodiversity - Code of practice for planning and development (British Standards Institute, 2013).

Each habitat parcel is assessed on its condition via a series of relevant criteria as per the Statutory Biodiversity Metric User Guide (Defra July 2024). Information recorded including species abundance, presence of non-native species, undesirable species, management, habitat structure, human impacts and age of habitats were recorded using the Statutory Biodiversity Metric Condition Assessments in the field which are appended to this report.

The on-Site and off-Site (where accessible) habitats were classified following the UK Habitat Classification (UKHab) Version 2.0 (2023) guidelines, which provides a more detailed interpretation of baseline habitat survey data than previous habitat classifications systems, such as Phase 1 Habitat Assessments. The professional edition of UKHab "UK Habitat Classification –Professional Edition1" (UKHab-P) was used which includes Priority Habitat Types, all Annex 1 Habitats and the habitats listed in EUNIS.

The classification of primary habitats is hierarchical with five levels with a list of Secondary Codes, the latter is sub- divided into Essential codes and Additional codes. It is mandator that each recorded habitat parcel is allocated single primary Habitat Code and to record the presence of all Essential Secondary Code features associated with that habitat parcel. Additional Secondary Codes can also be associated with habitat parcels, where it is relevant to the whole parcel. Up to six Secondary Codes can be allocated to a single habitat.

UKHab v2.0 has a total of 268 Secondary Codes, sub-divided into 15 major groupings. Secondary codes are added to habitat parcels to:

- Confirm the identity of habitat mosaic and complexes.
- Add information about habitat origin and modifications.
- Add information on environmental context, management and land use in a consistent manner.

Essential Secondary Codes are identified as 2-digit numbers (10 – 90). Additional Secondary Codes (100 – 853) are 3-digit numbers and cover features including land management, land use (incorporating green infrastructure), environmental qualifiers, species features and hydrological regime descriptors. The UK Habitat Classification v2.0 Secondary Code Groupings are provided in Table 1.

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Table 1: The UK Habitat Classification v2.0 Secondary Code Groupings

UKHab v2.0 Secondary Code Grouping	Description	UKHab v2.0 Codes
Secondary Essentials – Grasslands and Heathland	Habitat mosaic types and complexes that occur in the grassland, heathlands, hedgerows and scrub habitat	10 – 19
Secondary Essentials – Woodlands and Trees	Habitat complexes, origins and mosaic types that principally occur in woods associated with trees	25 – 34
Secondary Essentials – Freshwater	Habitat complexes and origins that principally occur in freshwater habitats	40 – 51
Secondary Essentials – Wetlands	Habitat complexes and environmental qualifiers that principally occur in wetlands	55 – 57
Secondary Essentials – All habitats	Habitat descriptors that can occur on any habitat	60 – 63
Secondary Essentials – Coast	Habitat complexes that principally occur on the coast	70 – 77
Secondary Essentials – Built environment	Habitat complexes, mosaics, land uses and green infrastructure principally associated with the built environment	80 – 90
Additional Secondary Codes – Grasslands and Heathlands	Habitat management, land use, environmental qualifier and species features principally associated with grassland, heathlands, hedgerows and scrub habitat	100 – 131
Additional Secondary Codes – Woodlands and Trees	Habitat management, land use, environmental qualifiers and species features principally associated with woods and trees	200 – 217
Additional Secondary Codes – Freshwater	Habitat management, land use, environmental qualifiers and species features principally associated with freshwater habitats	300 – 323
Additional Secondary Codes – Wetlands	Hydrological regime, habitat management and species features principally associated with wetlands	400 – 425
Additional Secondary Codes – All habitats	Additional habitat descriptors that can occur on any habitat	500 – 532
Additional Secondary Codes – Farming	Habitat management and land uses principally associated with farmlands	600 – 618
Additional Secondary Codes – Coast	Land use and environmental qualifiers principally associated with coastal areas	700 – 703
Additional Secondary Codes – Built environment	Land use and green infrastructure descriptors principally associated with the built environment	800 – 853

Where appropriate, maps were supplemented with target notes which provided specific information on habitats present that were too limited in extent to map at the scale at which data is presented, or the presence of species and habitats of ecological interest.

An annotated habitat map together with descriptions of the recorded habitat types was produced, which was subsequently digitised using a geographical information system (ArcGIS). The survey also included identification of any non-native invasive plant species. Flora taxonomy follows the nomenclature detailed in New Flora of the British Isles (4th Edition) (Stace C., 2019). Flora, where appropriate, are given a descriptive score of abundance using the DAFOR scale, as follows:

- D – Dominant

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- A – Abundant
- F – Frequent
- O – Occasional
- R – Rare
- L – Locally (to be used as a prefix for any of the above)
- V – Very (to be used as a prefix for any of the above)

2.1.2 Individual Trees

Individual tree is a broad habitat type which is used to record:

- Individual urban/rural trees
- Lines of trees
- Blocks/groups of trees found within the perimeter of urban land.
- Includes ancient and veteran trees

Individual trees are classified as either 'urban' or 'rural' trees. Classification is carried out after considering the degree of urbanisation of the habitats around the tree and the overall best fit for the location.

Recording individual trees at baseline is based on their diameter at breast height (DBH). The biodiversity metric uses set values to represent the areas of individual trees as displayed in Table 2. The number of individual trees are then input into the tree helper tool embedded within the statutory metric to generate area values to input into the metric spread sheet.

At baseline, a small size class tree is considered to have a minimum DBH of 7.5 cm. All trees under this DBH are considered saplings and are therefore excluded from individual tree assessments. Sapling trees are covered under secondary coding.

In post development calculations, all trees planted with a DBH less than 7.5 cm are classified as 'small'.

Table 2: Tree Size Classes and Area Equivalents, Taken from the Statutory Biodiversity Metric: User Guide

Size Class	Diameter at Breast Height (cm)	Biodiversity Metric Area Equivalent (ha)
Small	Greater than 7.5 cm and less than or equal to 30cm	0.0041
Medium	Greater than 30 cm and less than or equal to 60cm	0.0163
Large	Greater than 60 cm and less than or equal to 90 cm	0.0366
Very Large	Greater than 90 cm	0.0765

2.1.3 ArcGIS Symbology

At the time of production, a complete symbology for all habitats in the UK Habitat Classification Professional Edition (UKHab-P) was not available. The UK Habitat Classification Basic Edition (UKHab-B) symbology has therefore been used, and where necessary to add in habitats not included in UKHab-B we have designed our own hatching system within the Level 2 colours for those habitats – following the guidance provided in the UK Habitat Classification Basic Edition: Suggested Symbology for Maps document (UKHab, 2020).

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2.1.4 Minimum Mapping Units

UKHab guidance indicated that UKHab has 3 Minimal Mapping Units (MMU's): ·

- 25 m^2 and 5 m length for urban and small-scale development projects, fine scale mapping of designated sites
- 400 m^2 and 20 m length for landscape scale surveys
- 2500 m^2 for larger unenclosed upland habitats.

Large scale, simple habitats or feasibility surveys should use a larger MMU. For this project, given the size of the site and the scale of the map the 25 m^2 and 5 m length MMU has been applied. This will allow all habitats to be clearly visible on the map whilst enabling enough fine detail to remain to clearly show all habitats present.

2.1.5 Strategic Significance

As part of the BNG assessment, habitats are afforded different levels of strategic significance, which describes the local significance of the habitat based on its location and the habitat type. In the absence of Eastleigh Borough Council (EBC) having a published Local Nature Recovery Strategy, habitats were assigned a strategic significance value using a data search on MAGIC Map and the Ecological Network Map provided by Hampshire Biodiversity Information Centre (HBIC) for priority and statutory wildlife/habitat designations. The strategic significance is assigned as being high, moderate or low. 'High' strategic value is assigned to biodiversity opportunity areas, core statutory sites, core non-statutory sites and network opportunity areas, 'medium' to habitats that provide connectivity or ecological function to high strategic habitats and 'low' to habitats that do not fall within the above categories.

2.1.6 Distinctiveness

For the purpose of the metric assessment, distinctiveness refers to the relative scarcity of the habitat and its importance for nature conservation. The actual values assigned to each habitat type used in the metric are given in the Technical Supplement. These are automatically applied by the calculator tool based on the habitat type.

2.1.7 Mitigation Hierarchy

Projects should first seek to avoid and minimise effects upon biodiversity, compensation must be justified and as a last resort. Projects should also achieve gains in biodiversity at every stage of the mitigation hierarchy. Avoidance of biodiversity loss should be priority which enables biodiversity gain simpler and more cost-efficient than if biodiversity losses occur. Table 3 provides the application of the mitigation hierarchy in accordance with the BNG Good practice Principles for Development, A Practical Guide, produced by CIEEM, IEMA and Ciria, Baker *et al* 2019.

Table 3: Applying the Mitigation Hierarchy (Biodiversity Net Gain: Good Practice Principles for Development' (Baker et al., 2019)).

Stage	In Practice
1. Avoidance	This first stage is to avoid harm to biodiversity, for example by locating to an alternative site. It is the most important stage and can ease the consent process, whereas missing this stage can lead to criticism, objections and refusal of permission for the development.
2. Minimisation	If avoiding all adverse effects is not possible, action is taken to minimise these effects, such as those in the CIEEM EcIA guidelines (CIEEM, 2018), which include timing works to avoid sensitive periods.
3. Compensation	Addressing residual adverse effects is the final stage, only considered after all possibility for avoiding and minimising the effects have been implemented. Compensation does not prevent the effects, rather it involves measures to make up for residual effects that cannot be prevented. Offsetting is a form of compensation that trades losses of biodiversity in one location with measurable gains in another – biodiversity offsets have a formal requirement for measurable outcomes. Offsetting losses of biodiversity with gains elsewhere can be within or outside of the development footprint.

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2.2 LIMITATIONS, CONSTRAINTS AND ASSUMPTIONS

The findings of this report are valid at the time of survey. Should there be delays to the project timetable and/or implementation of the proposed development, updated desk study and/or site survey work may be required. In this instance, advice should be sought to ensure the data, recommendations and conclusions set out in this report remain valid.

No limitations or constraints with regard to the field survey or desk study were encountered and therefore the BNG calculations are considered valid.

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3 BIODIVERSITY NET GAIN

3.1 STRATEGIC SIGNIFICANCE

Appendix B provides the Strategic Significance Plan. The majority of The Folds Site is located outside of strategic locations identified within or adjacent to strategic areas of ecological value within the Ecological Network Map and is of 'low' strategic significance.

The line of trees along the northern section of the western boundary of the Site (TL8) is identified as a Core Non-Statutory area and is therefore categorised as having 'high' strategic significance. The adjoining southern section of the western boundary is considered to provide ecological connectivity from the high strategic significance habitat to the wider landscape. The southern section of the western boundary is therefore categorised as having 'medium' strategic significance.

The line of trees adjacent to the northern (TL4) and southern boundary (TL3) of the EBC tree nursey area (parcel 18) connect to an area of woodland to the east of the tree nursery which is Network Opportunity area with the Ecological Network Map and are categorised as having 'medium' strategic significance.

Following the BNG guidelines, where medium/high strategic habitats are to be enhanced, they are input as 'low' in the baseline and 'medium/high' in the post development calculations to capture the benefit of enhancing strategically significant habitats. New native habitat (mixed scrub and other neutral grassland) will be created adjoining 'moderate' habitats and therefore they are also input as 'medium', due to the strengthening of strategic connectivity.

3.2 EXISTING UKHAB BASELINE HABITAT FINDINGS

Please see the EcIA Report Section 4.2 for the full baseline habitats description. The Existing UKHab Plan (Figure 2) and the baseline BNG habitat condition sheets (Appendix C) should be referred to throughout this section. No Schedule 9 non-native invasive species were encountered during the survey.

3.3 EXISTING BNG BASELINE HABITATS

The Statutory BNG Metric Assessment spreadsheet is submitted separately to this report and should be referred to for the areas of habitats and the baseline BNG unit values.

3.3.1 Habitat Distinctiveness

Overall, the majority of the habitats within the Site boundary are of very low to medium distinctiveness and this has been quantified from the Statutory Metric trading summary for each habitat type (Table 4). The wider Site has scope to provide biodiversity net gain to offset the loss in the on-site habitats.

Following the mitigation hierarchy, areas of higher distinctiveness value should be preferentially retained and development avoided within those areas to ensure that a high loss is BNG does not occur. Looking at the distinctiveness of each habitat it is possible to highlight areas for potential habitat creation and enhancement. Habitats of low – medium distinctiveness are suitable for the creation of higher value habitat or improved in terms of their overall habitat condition through the design and implementation of new and appropriate management strategies.

Table 4: Existing Habitat Type Distinctiveness

Habitat Type	Distinctiveness	Trading Rule
Habitats		
Developed land, sealed surface	Very low	No compensation required
Artificial unvegetated, unsealed surface		
Cereal crops	Low	Same distinctiveness or better habitat required

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Modified grassland		
Horticulture		
Bracken		
Other neutral grassland	Medium	Same broad habitat or a higher distinctiveness habitat required
Bramble and willow scrub		
Rural Tree		
Hedgerows		
Line of Trees	Low	Same distinctiveness or better habitat required
Native hedgerow		
Line of trees – associated with a bank or ditch		
Species rich native hedgerow	Medium	
Species-rich native hedgerow – associated with bank or ditch	High	Like for like or better

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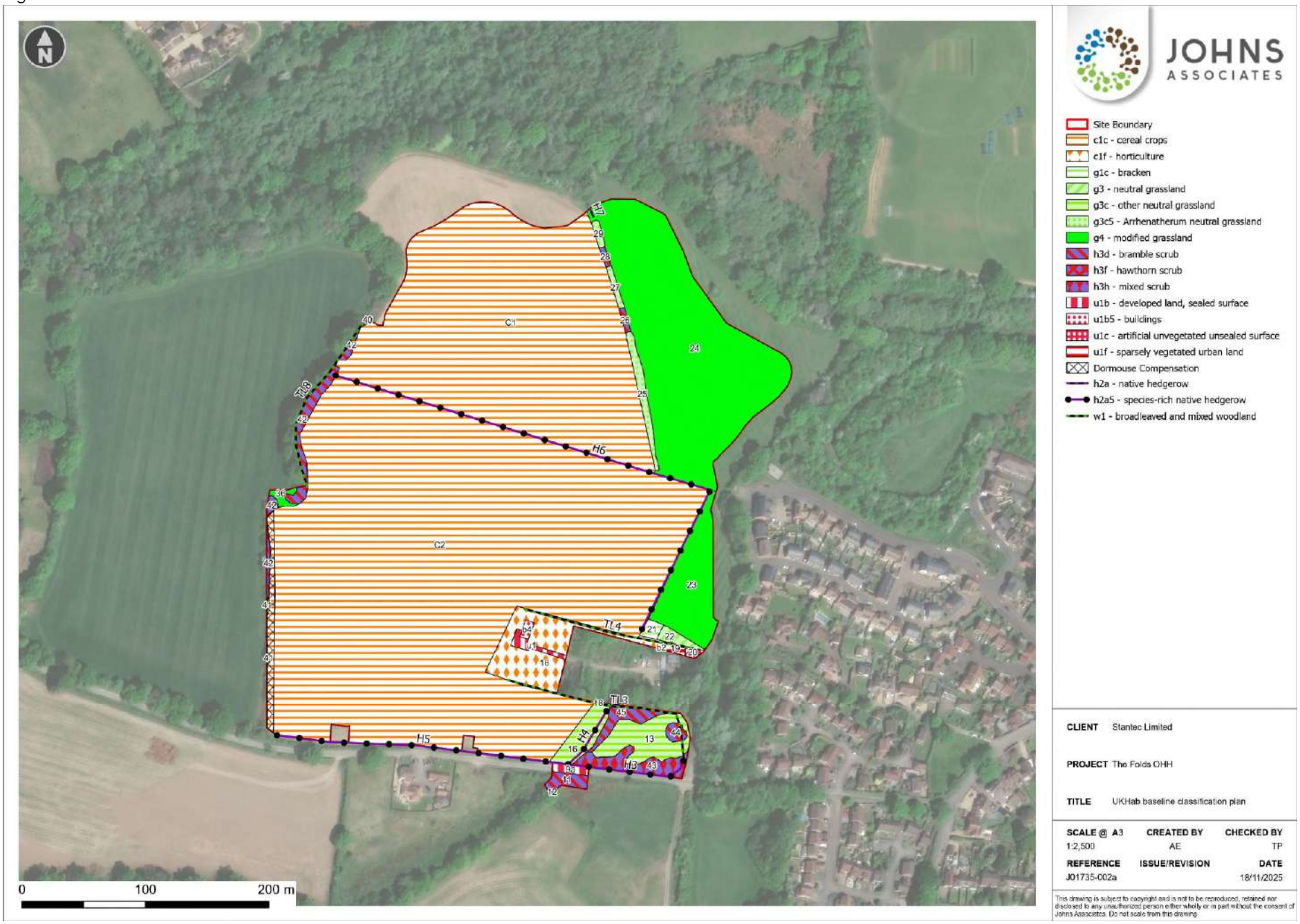
Figure 2: Baseline UKHab Habitat Plan



3.4 POST-DEVELOPMENT

3.4.1 On-Site Habitats

The post-development proposals for the Site comprise a residential development with associated roads, car parking and gardens. Buffers of greenspace are provided along the hedgerows/treelines and boundary habitats which comprise other neutral grassland in moderate condition due to public access and assuming a varied sward height will be maintained through a rotational mowing regime, with mixed scrub with individual tree planting. A SUDs pond will be created which has been classified as a pond due to it holding water the majority of the year. There will be a total of 557No. individual urban trees planted along roads and within public areas within the Site. Where trees are planted with less than 20% of the canopy oversailing vegetation they will be native to ensure the moderate condition of trees is met.

Hedgerow H6 will be removed as part of the development proposals. Hedgerow H5 will have two new road access points removed from it. In the main all other hedgerows are retained. H7 will be enhanced from poor to good condition and will have a higher diversity of woody species planted within it so that a minimum of five woody species is present.

Lines of trees will be in the main retained, TL3 and TL4 will be slightly reduced in length, the losses are accounted for through the individual trees being added to the habitat baseline as per the BNG guidelines and the post-development length of the treelines being put into the baseline of the hedgerows baseline to avoid the loss being double counted.

A new tree line (TL9) will be created along the southern half of the western boundary with a line of mixed scrub along it in compensation for dormouse habitat loss. This is additional to the BNG and is therefore these habitats have been input in a separate row within the BNG Metric baseline and post-development tabs. Due to the loss in scrub habitat at the site the new scrub does not meet the no-net loss threshold for additionality in the BNG and is therefore included within the BNG calculations. The new line of trees (TL9) is additional to the BNG and is therefore the 0.82 units are omitted from the final BNG calculations.

Figure 3 provides the Post-Development UKHab Habitat Plan. Condition assessments for the proposed post-development habitats are provided in Appendix D. The calculations were based upon the Landscape and Ecological Strategy Plan, Drawing Reference STA-17-ZZ-DR-L-2001-B produced by Stantec Limited.

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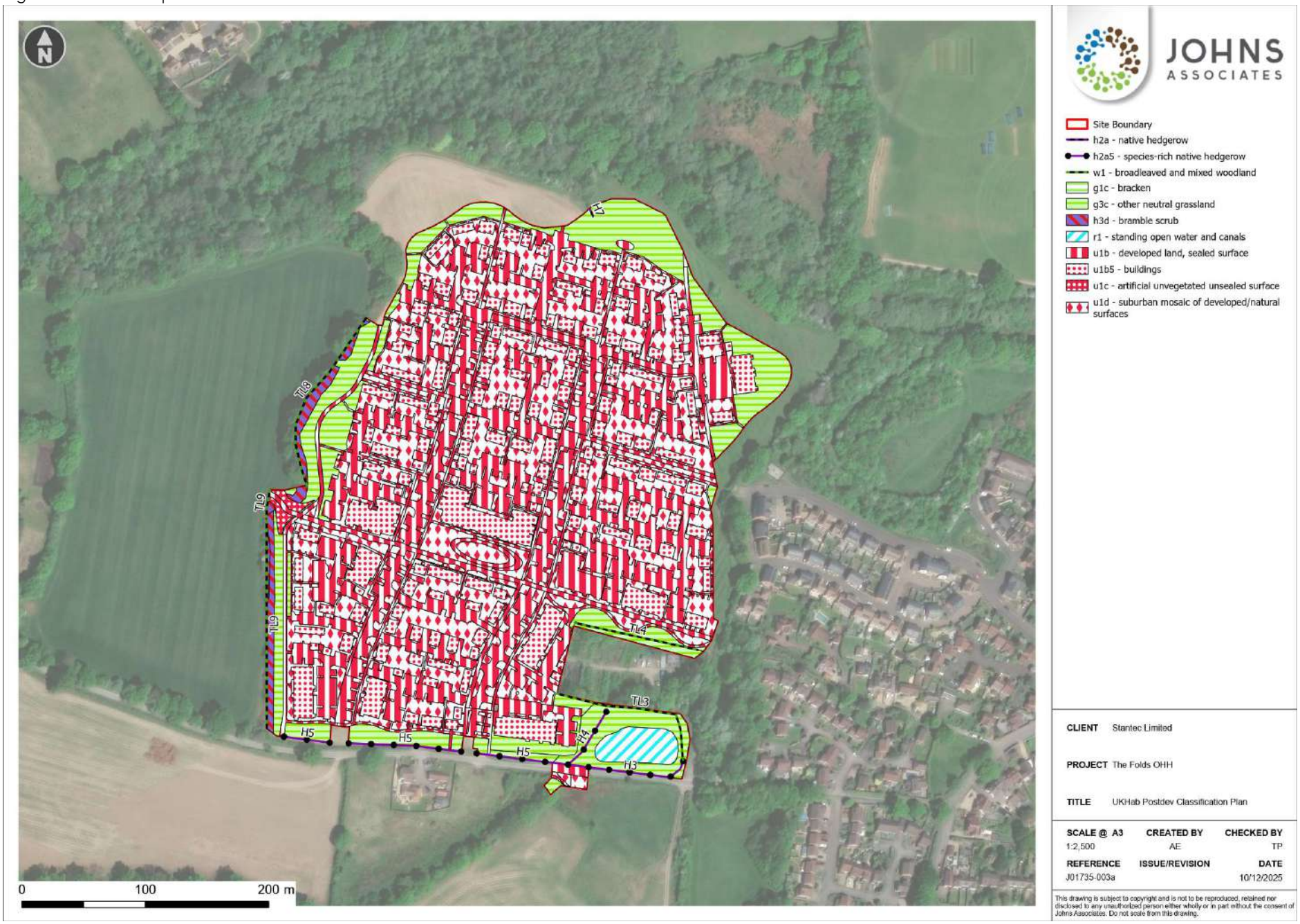
Figure 3: Post-Development UKHab Habitat Plan



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3.4.2 Headline Results

As demonstrated in Table 5 below, the biodiversity net gain results show an overall net gain in habitats and hedgerows. The trading rules have not been satisfied for hedgerows and not habitats.

Table 5: Summary of Biodiversity Net Gain Assessment before Offsetting

Unit Type	Baseline Units	Post-development Units	Net Unit Change	% Change	Trading Rules Satisfied?
Habitat	32.34	32.94	0.6	1.84%	No
Hedgerow	11.02	11.50	0.48	4.32%	Yes

The 0.82 units for the new tree line (TL9) are omitted due to this being additional for dormouse compensation habitat and being above the no-net loss threshold for additionality.

3.4.3 Additional Compensation Required

Agreement will be sought from the EBC ecology team in terms of whether not meeting the Trading Rules is acceptable for habitat losses across the RM applications within the wider OPP due to BNG not being a statutory requirement at the time of application.

Should this not be agreed, the -0.88 units of scrub required to meet the Trading Rules would be offset with enhancement 0.27 ha of poor condition mixed scrub or creation of 0.15 ha of mixed scrub in moderate condition modified grassland in GI parcels at the Site or off-site within land under the control of the Applicant. This will be accounted for within a separate BNG Tracker document.

3.4.4 Compensation and Enhancement Measures

Table 6 below details the requirements of the compensation and enhancement measures which will be implemented to achieve the net gain in habitat and hedgerow BNG habitat conditions for the post-development habitats. The enhancement of habitat within the Site is significant relative to the baseline biodiversity value before development and includes:

- Habitats of medium or higher distinctiveness in the biodiversity metric.
- Enhancements to habitat condition, for example from poor or moderate to good.

Due to the 'significant enhancement' of habitats at the Site, a Habitat Management and Monitoring Plan (HMMP) is required to be provided within the planning application or via planning condition.

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Table 6: Summary of Proposed Compensation Measures

Habitat Type	Proposed Compensation Measure	Target Condition	Delivery Details
Grassland	Creation of other neutral grassland	Moderate	In order to satisfy the criteria for moderate condition as per the Statutory Biodiversity Metric, the following are achievable and must apply: - The appearance and composition must fit the UKHab definition of other neutral grassland; - Sward height varied (20% <7cm and 20% >7cm). - No bracken or scrub encroachment should be allowed to establish; - No invasive non-native species should be present.
Heathland and Scrub	Creation of mixed scrub	Moderate	In order to achieve moderate condition, the following are achievable and must apply: - The appearance and composition must fit the UKHab definition of mixed scrub; - No invasive non-native species should be present; - The scrub should have a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat; - Clearings, glades or rides should be present within the scrub.
Pond	Creation of permanently wet pond	Moderate	In order to achieve moderate condition for ponds (non-priority habitats), the following are achievable and must apply: - Good water quality with low turbidity; - Habitat of at least moderate distinctiveness surrounds the pond for at least 10m from its perimeter; - Less than 10% of the surface is covered with duckweed or filamentous algae; - No invasive non-native animals or plants must be present; - The pond should not be artificially stocked with fish; - Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3m deep; - The pond surface is no more than 50% shaded by trees and shrubs.
Trees	Planting of 557No. small trees	Moderate	In order to achieve moderate condition, the following are achievable and must apply: - Tree species should be native; - Trees should not be unnecessarily pruned or subjected to detrimental activities; - Deadwood, cavities, ivy and loose bark should be preserved; - At least 20% of the tree canopy should oversail vegetation beneath. - Gaps in canopy of tree groups are <10% and no individual gaps being >5m wide.

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Hedgerows	Creation of treeline TL9	Moderate	In order to achieve good condition, **all** of the following must apply: - At least 70% of trees are native; - The canopy is predominantly continuous with gaps <10% and no gap >5m wide; - 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.
	Enhancement of retained hedgerows H5 and H7	Good	In order to achieve good condition, the following must apply: - The hedgerow should be >1.5m in height on average; - The hedgerows should be >1.5m in width on average; - Gap between ground and base of canopy should be <0.5m for at least 90% of the length; - Canopy gaps make up <10% of total length and no gaps are >5m wide; - Plant species indicative of nutrient enrichment should account for <20% of ground flora at the hedge base OR >1m of undisturbed ground with herbaceous perennial vegetation is present on at least one side of the hedgerow (this should be left largely unmanaged, especially over winter, to maximise the value for wildlife); - >90% of the hedgerow is free of undesirable species OR >90% of the hedgerow is free of damage from human activities - H7 to have more than 5 woody species planted to make it species rich.

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3.4.5 BNG Good Practice Principals for Development

In accordance with the BNG Good practice Principles for Development, A Practical Guide, produced by CIEEM, IEMA and Ciria, Baker *et al* 2019. Table 7 provides the Good Practice Principles that have been applied to the BNG assessment.

Table 7: Accordance with 'Biodiversity Net Gain: Good Practice Principles for Development' (Baker et al., 2019).

Principle	In Practice
1. Apply the mitigation hierarchy	Designs decisions have been documented within the prepared EcIA due consideration for the CIEEM Guidelines for Ecological Impact Assessment (EcIA) (CIEEM, 2018) including mitigation hierarchy. Trading Rules have not been met with in the prepared metric and ecologically justified decisions have been taken in respect of proposed habitats. Compensation for the loss of habitats is provided within the development footprint, however the Trading Rules for loss in -0.88 units of scrub is not achieved. Agreement with EBC will be sought to not meet the Trading Rules for the RMA due to the requirement for BNG not being statutory. If this is not possible, scrub units will be provided within the GI parcels or off-site within land under control of the applicant under a S106 agreement.
2. Avoid losing biodiversity that cannot be offset elsewhere	Four veteran trees (irreplaceable habitat) on-site are retained and impacts to such habitats are avoided.
3. Be inclusive and equitable	Design decisions taken have considered wider stakeholders including the local population and the end users of the Site. The GI and boundary buffer areas have sought to balance biodiversity benefits and access to nature, with the delivery of The Folds.
4. Address risk	A precautionary approach has been taken to creation of new habitat types and condition for on and off-site biodiversity gain provision, with all habitats created with a predicted poor or moderate condition.
5. Make a measurable net gain contribution	The Statutory Biodiversity Metric has been used to demonstrate a clear and quantified BNG calculation of the net effect of development upon biodiversity, using habitat as a proxy for wider biodiversity.
6. Achieve the best outcomes for biodiversity	The decisions for design proposals have been subject to an iterative process with ecologists to ensure biodiversity is considered from an early stage and the best outcomes for biodiversity are achieved. A strategic approach has been taken in the design of the GI site buffer areas to deliver habitat that is ecologically equivalent in type, amount and condition for the on-site biodiversity losses. The Trading Rules could be met through offsetting scrub loss within the GI parcels or off-site within land under control of the applicant under a S106 agreement if this is required.
7. Be additional	Habitat creation and enhancement have been included as a betterment to the habitat at the Site. The new treeline (TL9) and scrub created along the southern half of the western boundary is created for dormouse compensation habitat. The scrub units gained up to no net loss are included in the BNG assessment. The additional hedgerow units (0.82 Units) for the new treeline are above no-net loss are therefore omitted from the final BNG results.
8. Create a net gain legacy	All habitats will be managed for at least 30 years to support long term benefits with interest of both nature and the local residents in mind. A HMMP will be produced for the on-site and off-site habitats which will outline designing for climate change, adaptive management and the funding mechanisms for the long-term management of the habitats.
9. Optimise sustainability	The habitats are designed to be low maintenance to reduce costs and the need for any pesticides.

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10. Be transparent	An iterative approach has been used to inform the biodiversity net gain throughout the design of the Site. Inputs from stakeholders will be used to refine the approach as necessary through the planning process.

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4 CONCLUSIONS

The BNG habitat assessment has calculated the development will result in a 1.84% habitat BNG with a 4.32% hedgerow BNG.

Figure 3 Provides the post development UKHab Plan and the Statutory Biodiversity Metric BNG spreadsheet has been submitted separately within this planning application.

Agreement will be sought with EBC to confirm that the Trading Rules not implemented due to the requirement for BNG not being Statutory. To meet the Trading Rules for habitats, a further 0.88 units of mixed scrub is required.

Additionality has been considered within this report with respect to dormouse compensation habitat at the units for the new treeline has not been included within the calculations and will not be input into the OPP BNG Tracker for the Site. The scrub habitat created for dormouse does not exceed the no-net loss threshold and is therefore included within the BNG Metric. This will be omitted for the OPA BNG Tracker should there be higher than no-net loss in scrub habitat within the OPP RMAs total.

It is recommended that a CEMP be produced in order to set out avoidance and mitigation measures during construction, particularly in relation to retained habitats, and root protection zones.

Due to the Site being 'significantly enhanced', a HMMP will be required to ensure that the required habitats and habitat conditions and created, maintained and monitored appropriately to ensure that the BNG conditions stated within this assessment are achieved. Monitoring Site visits will be required to be conducted on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30 and follow up Site visits will also be required following any remediation measures being implemented to ensure success.

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UK Habitat Classification, Habitat Definitions Version 2.0, UKHab July 2023

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APPENDIX A – LEGISLATION AND PLANNING POLICY

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LEGISLATION

Environment Act 2021 and Town and Country Planning Act 1990.

Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from 12 February 2024. BNG will be required for small sites from 2 April 2024. BNG will be measured using Defra's biodiversity metric and all off-site and significant on-site habitats will need to be secured for at least 30 years. This sits alongside:

- A strengthened legal duty for public bodies to conserve and enhance biodiversity,
- New biodiversity reporting requirements for local authorities, and
- Mandatory spatial strategies for nature: Local Nature Recovery Strategies or 'LNRS'.

Schedule 7A Biodiversity Gain in England – Part 1 states:

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

Biodiversity value and the biodiversity metric

3 References to the biodiversity value of any habitat or habitat enhancement are to its value as calculated in accordance with the biodiversity metric.

4 (1) The biodiversity metric is a document for measuring, for the purposes of this Schedule, the biodiversity value or relative biodiversity value of habitat or habitat enhancement.

(2) The biodiversity metric is to be produced and published by the Secretary of State.

(3) The Secretary of State may from time to time revise and republish the biodiversity metric.

(4) Before publishing or republishing the biodiversity metric the Secretary of State must consult such persons as the Secretary of State considers appropriate.

(5) The Secretary of State may by regulations make transitional provision in relation to the revision and republication of the biodiversity metric.

(6) The Secretary of State must lay the biodiversity metric, and any revised biodiversity metric, before Parliament.

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Pre-development biodiversity value

5 (1) In relation to any development for which planning permission is granted, the pre-development biodiversity value of the onsite habitat is the biodiversity value of the onsite habitat on the relevant date.

(2) The relevant date is—

(a) in a case in which planning permission is granted on application, the date of the application, and

(b) in any other case, the date on which the planning permission is granted.

(3) But the person submitting the biodiversity gain plan for approval and the planning authority may agree that the relevant date is to be a date earlier than that specified in sub-paragraph (2)(a) or (b) (but not a date which is before the day on which this Schedule comes into force in relation to the development).

(4)This paragraph is subject to paragraphs 6 and 7.

6 If—

(a) a person carries on activities on land on or after 30 January 2020 otherwise than in accordance with—

(i) planning permission, or

(ii) any other permission of a kind specified by the Secretary of State by regulations, and

(b) as a result of the activities the biodiversity value of the onsite habitat referred to in paragraph 5(1) is lower on the relevant date than it would otherwise have been,the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities.

7 Where planning permission is granted in respect of land which is registered in the biodiversity gain site register under section 100 of the Environment Act 2021, the pre-development biodiversity value of the land is the total of—

(a) the biodiversity value of the onsite habitat on the relevant date, and

(b) to the extent that it is not included within that value, the biodiversity value of the habitat enhancement which is, on that date, recorded in the register as habitat enhancement to be achieved on the land.

Post-development biodiversity value

8 (1) In relation to any development for which planning permission is granted, the post-development biodiversity value of the onsite habitat is the projected value of the onsite habitat as at the time the development is completed.

(2) That value is to be calculated by taking the pre-development biodiversity value and—

(a) if at the time the development is completed the development will, taken as a whole, have increased the biodiversity value of the onsite habitat, adding the amount of that increase, or

(b) if at the time the development is completed the development will, taken as a whole, have decreased the biodiversity value of the onsite habitat, subtracting the amount of that decrease. This is subject to paragraph 9.

9 (1) This paragraph applies in relation to any development for which planning permission is granted where—

(a) the person submitting the biodiversity gain plan for approval proposes to carry out works in the course of the development that increase the biodiversity value of the onsite habitat, and

(b) the planning authority considers that the increase is significant in relation to the pre-development biodiversity value.

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(2) The increase in biodiversity value referred to in sub-paragraph (1) is to be taken into account in calculating the post-development biodiversity value of the onsite habitat only if the planning authority is satisfied that the condition in sub-paragraph (3) is met.

(3) The condition is that any habitat enhancement resulting from the works referred to in sub-paragraph (1)(a) will, by virtue of—

(a) a condition subject to which the planning permission is granted,

(b) a planning obligation, or

(c) a conservation covenant, be maintained for at least 30 years after the development is completed.

(4) The Secretary of State may by regulations amend sub-paragraph (3) so as to substitute for the period for the time being specified there a different period of at least 30 years.

Registered offsite biodiversity gains

10(1) "Registered offsite biodiversity gain" means any habitat enhancement, where—

(a)the enhancement is required to be carried out under a conservation covenant or planning obligation, and

(b) the enhancement is recorded in the biodiversity gain site register (as to which, see section 100 of the Environment Act 2021).

(2) References to the allocation of registered offsite biodiversity gain are to its allocation in accordance with the terms of the conservation covenant or planning obligation referred to in sub-paragraph (1)(a).

(3) The biodiversity value of registered offsite biodiversity gain is measured, under the biodiversity metric, in relation to development to which it is allocated.

Biodiversity credits

11 "Biodiversity credits" means credits under section 101 of the Environment Act 2021.

General

12 (1) In relation to development for which planning permission is granted—

"onsite habitat" means habitat on the land to which the planning permission relates;

"planning authority" means the local planning authority, except that—

(a) in a case where the planning permission is granted by Mayoral development order under section 61DB, "planning authority" means such of the Mayor of London or the local planning authority as may be specified in the order;

(b) in a case where the planning permission is granted by the Secretary of State under section 62A, 76A or 77, "planning authority" means such of the Secretary of State or the local planning authority as the Secretary of State may determine;

(c) in a case where the planning permission is granted on an appeal under section 78, "planning authority" means such of the person determining the appeal or the local planning authority as that person may direct.

(2) "Habitat enhancement" means enhancement of the biodiversity of habitat.

(3) References to the grant of planning permission include the deemed grant of planning permission.

NATIONAL PLANNING POLICY

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NPPF

There are numerous national and local planning policies associated with flora and fauna (also referred to as biodiversity) that need to be addressed as part of the planning process. The Government has issued its National Planning Policy Framework (NPPF) February 2025, which requires impacts to biodiversity to be minimised. Paragraph 194 of the NPPF applies the same protection to Ramsar sites as that conferred by the Habitats Regulations to SACs and SPAs, it also applies the same protection to sites identified or required as compensatory measures for adverse effects on habitat sites.

To protect and enhance biodiversity plans should:

- 192a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation;
- 192b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

The NPPF requires development to apply the following principles (Paragraph 193):

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons70 and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while 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.

Planning authorities should follow key principles to ensure that the potential impacts of planning decisions on biodiversity conservation are considered. Circular 06/05: Biodiversity and Geological Conservation provides guidance on the application of the law relating to planning and nature conservation and complements the NPPF.

The Natural Environment Paper

"The Natural Choice: Securing the Value of Nature" outlines the Governments approach and vision for nature in the UK including protecting and improving our natural environment, growing a green economy and reconnecting people and nature.

Biodiversity 2020

A strategy for England's wildlife and ecosystem services, are the country level strategies for England and builds on the natural Environment White Paper. It sets out the strategic direction for biodiversity policy for the next decade on

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land (including rivers and lakes) and at sea. The proprieties for action include a more integrated large-scale approach to conservation, putting people at the heart of biodiversity policy, reducing environmental pressure and improving knowledge.

LOCAL PLANNING POLICY

Eastleigh Borough Council

Eastleigh Borough Council's Local Plan 2016 to 2032 (dated April 2022) contains Policies relating to the natural environment which are reproduced below:

Policy DM11, Nature Conservation

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
    a. protect, conserve, enhance and facilitate adaption to climate change:
        i. international, national and local nature conservation designations; and
        ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character.
    b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
    c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and
    d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).
2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.
3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:
    a. implementing:
        i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and
        ii. the interim and any future New Forest Recreation Mitigation Strategy if required;

        or alternative agreed site specific measures to address recreational disturbance;
    b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;

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c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and

d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:

   a. there are no alternative solutions;

   b. the adverse effects are unavoidable;

   c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;

   d. there is an overall biodiversity net gain; and

   e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on **priority habitats, protected priority species, or on the local exological network** unless it can be demonstrated that:

   a. there are no alternative solutions;

   b. the adverse effects are unavoidable;

   c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;

   d. there is an overall biodiversity net gain; and

   e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.

6. Development will not be permitted if it results in the loss or deterioration of **irreplaceable habitats** (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.

7. **Buffers** free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.

8. Development will not be permitted unless it can be demonstrated that:

   a. there have been thorough habitat and species **surveys**;

   b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and

   c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.

<u>Strategic Policy S9, Green Infrastructure</u>

1. Through new development and other initiatives and the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure, including provision of:

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a. landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks (see strategic policy S12);

b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);

c. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;

d. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;

e. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);

f. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);

g. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5); and

h. opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6).

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APPENDIX B STRATEGIC SIGNIFICANCE PLAN

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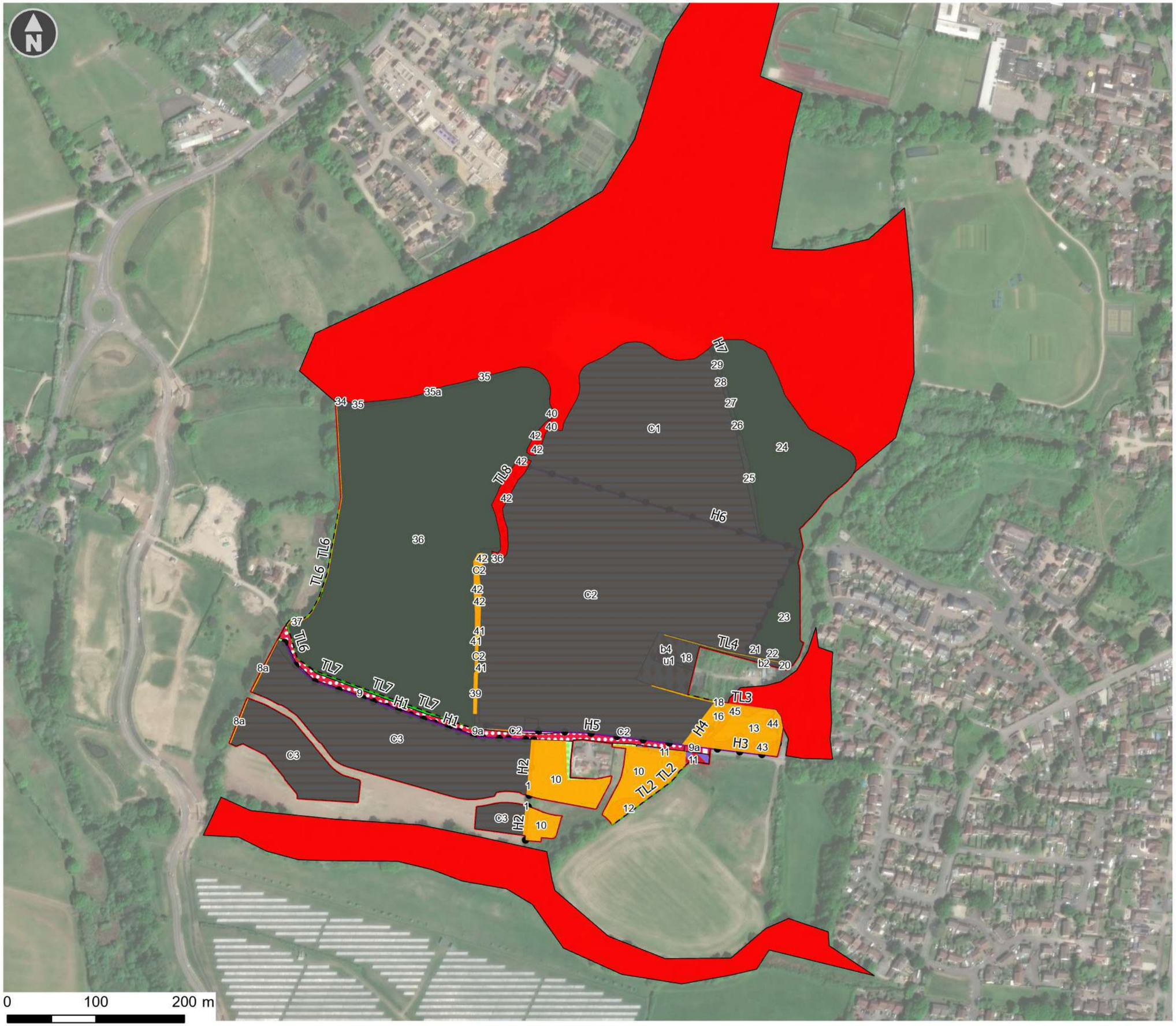

JOHNS ASSOCIATES

Site Boundary

Strategic Significance

- High
- Low
- Moderate
- c1c - cereal crops
- g1c - bracken
- g3c - other neutral grassland
- g3c5 - Arrhenatherum neutral grassland
- g4 - modified grassland
- h3d - bramble scrub
- h3j - Willow scrub
- u1c - artificial unvegetated unsealed surface
- w1f - lowland mixed deciduous woodland
- c1c - cereal crops
- c1f - horticulture
- g1c - bracken
- g3 - neutral grassland
- g3c - other neutral grassland
- g3c5 - Arrhenatherum neutral grassland
- g4 - modified grassland
- h3d - bramble scrub
- h3f - hawthorn scrub
- h3h - mixed scrub
- u1b - developed land, sealed surface
- u1b5 - buildings
- u1c - artificial unvegetated unsealed surface
- u1f - sparsely vegetated urban land

CLIENT Stantec Limited

PROJECT The Folds, and Holm & Holmestal OHH

TITLE UKHabs Strategic Significance Plan

SCALE @ A3	CREATED BY	CHECKED BY
1:4,000	AE	TP
REFERENCE	**ISSUE/REVISION**	**DATE**
J01735-005		23/10/2025

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APPENDIX C BASELINE BNG CONDITION ASSESSMENTS

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Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

Habitat Description

All Other neutral grassland except:
3 & 22 = g3 - common nettle
9, 25, 27, 29 = g3c5 - Arrhenatherum neutral grassland

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site - Parkside, OHH	**Survey date and Surveyor name**	18-06-25 and 22-07-25 Tessa Pepler									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)	N/A	**Habitat parcel reference**	1	3	8	9	10	16	17	22	25, 27, 29	
Condition Assessment Criteria		**Grid reference**										
		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.**	Y	Y	Y	Y	Y	Y	Y	Y	Y		
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.	N	N	N	N	Y	N	Y	N	N		
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens [2].	Y	Y	Y	Y	Y	Y	N	Y	Y		
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	N	N	N	N	Y	N	N	N	Y		
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 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.	Y	N	Y	Y	Y	Y	N	N	Y		
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.**	N	N	N	N	N	N	N	N	N		
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		N	N	N	N	N	N	N	N	N		
Number of criteria passed		3	2	3	3	5	3	2	2	4		
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										
Acid grassland types (Result out of 5 criteria)												
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)											
Passes 2 or fewer criteria	Poor (1)											

Non-acid grassland types (Result out of 6 criteria)											
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)										
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y		Y	Y	Y	Y			Y	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		Y					Y	Y		

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare*, curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* . There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended)

Condition Sheet: 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-site Parkside OHH	**Survey date and Surveyor name**	22-07-25 Tessa Pepler									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)	N/A	**Habitat parcel reference**	22	23	36	5	35					
		Grid reference										

	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.	N	N	N	N	N						
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	N	N	N						
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y	Y	Y	Y						
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.	N	Y	Y	Y	Y						
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) [2].	N	Y	Y	Y	Y						
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	Y	Y	Y	Y						
G	There is an absence of invasive non-native plant species [3] (as listed on Schedule 9 of WCA [4]).	Y	Y	Y	Y	Y						
	Essential criterion achieved (Yes or No)	N	N	N	N	N						
	Number of criteria passed	3	5	5	5	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)	Y	Y	Y	Y	Y						

Suggested enhancement interventions to improve condition score

Footnotes

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

H1 = Species rich hedgerow with trees
H2 & H6 = Specied rich hedgerow
H3, H4 & H5 = Species rich hedgerow with ditch
H7 = Native hedgerow

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site, Parkside, OHH	**Survey date and Surveyor name**	18-06-25 and 22-07-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H1	H2	H3	H4	H5	H6	H7				
				Grid reference										
				Good	Good	Good	Good	Poor	Poor	Poor				
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
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 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).	Y	Y	Y	Y	Y	Y	Y				
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 *Prunus spinosa* 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)	Y	Y	Y	Y	Y	N	Y				
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).	Y	Y	Y	Y	N	N	N				
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).	Y	N	Y	Y	N	N	N				

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 side of the hedgerow (at least).	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 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.	Y	Y	Y	Y	Y	Y	Y				
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 *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	Y	N	Y	N	Y	N				
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 WCA[3]) 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].	Y	Y	Y	Y	Y	Y	Y				
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).	Y	Y	Y	Y	N	Y	N				
Additional group - applicable to hedgerows with trees only														
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	Y										
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Y										

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** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
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:	

Condition categories for hedgerows with 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 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2

Condition Sheet: SCRUB Habitat Type

Habitat Types

Heathland and shrub - Blackthorn scrub
Heathland and shrub - Gorse scrub
Heathland and shrub - Hawthorn scrub
Heathland and shrub - Hazel scrub
Heathland and shrub - Mixed scrub
Heathland and shrub - Dunes with sea buckthorn (H2160)
Heathland and shrub - Willow scrub

Habitat Description

12 = Willow scrub
29 = Mixed scrub

For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)											
For other scrub types see:	ukhab – UK Habitat Classification											
On-site or off-site, site name and location	On-site, Parkside OHH	**Survey date and Surveyor name**	18-06-25 Tessa Pepler									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)	N/A	**Habitat parcel reference**	12	29								
		Grid reference										

	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 *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	N	Y									
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran [3]) shrubs are all present.	Y	Y									
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.	Y	Y									
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	Y									
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	N									
	Number of criteria passed	3	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)	Y	Y									
Passes 2 or fewer criteria	Poor (1)											

Suggested enhancement interventions to improve condition score

Condition Sheet: LINE OF TREES Habitat Type

Habitat Types

Line of trees
Line of trees – associated with bank or ditch
Ecologically valuable line of trees
Ecologically valuable line of trees – associated with bank or ditch

Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an urban setting. You should only use this Line of trees condition assessment and record this habitat type in rural locations.

Habitat Description

TL1, TL4, TL5 & TL6 = Line of trees

See the Statutory Biodiversity Metric User Guide.
This assessment is based on the Hedgerow Survey Handbook [1]. For further clarifications please refer to the Handbook.
Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

On-site or off-site, site name and location	On-Site Parkside OHH	**Survey date and Surveyor name**	18-06-25 and 22-07-25 Tessa Pepler
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)	N/A		

Habitat parcel reference	TL1	TL2	TL3	TL4	TL5	TL6	TL7				
Grid reference											

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	At least 70% of trees are native species.	Y	Y	Y	Y	Y	Y	Y				
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.	N	N	Y	N	N	N	Y				
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.	Y	Y	Y	Y	Y	Y	Y				
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].	N	Y	Y	N	N	Y	N				
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.	N	Y	Y	Y	Y	N	Y				
	Number of criteria passed	2	4	5	3	3	3	4				

Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 criteria	Good (3)			Y							
Passes 3 or 4 criteria	Moderate (2)		Y		Y	Y	Y	Y			
Passes 2 or fewer criteria	Poor (1)	Y									

Suggested enhancement interventions to improve condition score

Footnotes

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.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Rural Trees

Individual trees (description applied to the urban or rural environment):

Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):

Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-Site Parkside OHH	**Survey date and Surveyor name**	18-06-25 and 22-07-25 Tessa Pepler
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)	N/A		

		Habitat parcel reference										
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	
		Grid reference										
		Oak 100cm	Oak 85cm	White willow 20cm	White willow	Oak 97cm	Oak 110cm	Oak 86cm	Oak vet 120cm	oak 100cm	Oak 150cm	
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).	Y	Y	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y	Y	
C	The tree is mature (or more than 50% within the block are mature) [1].	Y	Y	N	N	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	N	N	Y	Y	Y	Y	Y	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Number of criteria passed	6	6	4	4	6	6	6	6	6	6	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)	Y	Y			Y	Y	Y	Y	Y	Y
Passes 3 or 4 criteria	Moderate (2)			Y	Y						
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Suggested enhancement interventions to improve condition score [2]

Condition Sheet: 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.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Rural Trees

Individual trees (description applied to the urban or rural environment):

Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):

Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-Site - Parkside OHH	**Survey date and Surveyor name**	18-06-25 and 22-07-25
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)	N/A		

	Habitat parcel reference										
	T11	T12	T13	T14	T15	T16	T17	T18			
	Grid reference										
	Oak 90cm	Oak 60cm	Oak 50cm	Oak 90cm	Dead 90cm	Dead vet	Oak	Dead oak			
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).	Y	Y	Y	Y	Y	?	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	Y	N	Y	Y	Y	Y			
C The tree is mature (or more than 50% within the block are mature) [1].	Y	N	N	Y	Y	Y	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	Y	Y	Y	Y	Y	Y			
E Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	N	N	Y	Y	Y	Y	Y			
F More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y			
Number of criteria passed	6	4	4	5	6	6	6	6			

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)	Y			Y	Y	Y	Y	Y		
Passes 3 or 4 criteria	Moderate (2)		Y	Y							
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]

APPENDIX D POST-DEVELOPMENT BNG CONDITION ASSESSMENTS

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Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

On-site or off-site, site name and location	OHH The Folds, The Holme & The Homestal	**Survey date and Surveyor name**	Post Development - Tessa Pepler October 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

Habitat Description

Other neutral grassland

ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). [1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Y	
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.	Y	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens [2].	N	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	
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 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.	N	

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.**	N	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		3	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Y
Passes 2 or fewer criteria	Poor (1)	
Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-Site The Folds, The Holme and The Homestal, OHH	**Survey date and Surveyor name**	Post Development - Tessa Pepler October 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	
Habitat Description			
ukhab – UK Habitat Classification			

	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.	Y	
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	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
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.	N	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) [2].	N	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species [3] (as listed on Schedule 9 of WCA [4]).	Y	
		Essential criterion achieved (Yes or No)	Y
		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)	4
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Suggested enhancement interventions to improve condition score

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub **Heathland and shrub - Gorse scrub** **Heathland and shrub - Hawthorn scrub** **Heathland and shrub - Hazel scrub** **Heathland and shrub - Mixed scrub** **Heathland and shrub - Dunes with sea buckthorn (H2160)** **Heathland and shrub - Willow scrub**			
Habitat Description			
Mixed scrub			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	On-Site The Folds, The Holme and The Homestal, OHH	**Survey date and Surveyor name**	Tessa Pepler October 2025 Post development
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	h3h

	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 *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran [3]) shrubs are all present.	N	
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.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
		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)	Y
Passes 2 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Condition Sheet: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat) **Lakes - Ponds (non-priority habitat)** **Lakes - Temporary lakes ponds and pools (H3170)** [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes] **Lakes - Ornamental lake or pond** [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]			
Habitat Description			
Non-priority pond			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-Site The Folds and The Holme and Homestall OHH	**Survey date and Surveyor name**	Post Development Tessa Pepler
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland [1] and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Y	
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Y	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	N	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	Y	
F	There is an absence of listed non-native plant and animal species [3].	Y	
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y	
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) [4] cover at least 50% of the pond area which is less than 3 m deep.	Y	

I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Y	
	Number of criteria passed	8	

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for woodland ponds which require assessment of 7 core criteria		
Passes 7 criteria	Good (3)	Y
Passes 5 or 6 criteria	Moderate (2)	
Passes 4 or fewer criteria	Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria		
Passes 9 criteria	Good (3)	
Passes 6 to 8 criteria	Moderate (2)	
Passes 5 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.

Footnote 2 – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.

Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) *Classification of aquatic alien species according to their level of impact*[online]. Available from:

Condition Sheet: POND Habitat Type

Habitat Type

Lakes - Ponds (priority habitat)
Lakes - Ponds (non-priority habitat)
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]

Habitat Description

Non-priority pond

ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-Site The Folds and The Holme and Homestal OHH	**Survey date and Surveyor name**	Post Development Tessa Pepler October 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - applicable to all ponds (woodland [1] and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N	
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Y	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	N	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	Y	
F	There is an absence of listed non-native plant and animal species[3].	Y	
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y	
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3 m deep.		

I	The pond surface is no more than 50% shaded by adjacent trees and scrub.		
	Number of criteria passed		

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for woodland ponds which require assessment of 7 core criteria		
Passes 7 criteria	Good (3)	
Passes 5 or 6 criteria	Moderate (2)	Y
Passes 4 or fewer criteria	Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria		
Passes 9 criteria	Good (3)	
Passes 6 to 8 criteria	Moderate (2)	
Passes 5 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.

Footnote 2 – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.

Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) *Classification of aquatic alien species according to their level of impact*[online]. Available from:

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.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Urban Trees

Individual trees (description applied to the urban or rural environment):

Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):

Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-Site The Folds, The Holme and The Homestal, OHH	**Survey date and Surveyor name**	Post Development Tessa Pepler October 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	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	
C	The tree is mature (or more than 50% within the block are mature) [1].	N	
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	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
	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)	Y
Passes 2 or fewer criteria	Poor (1)	

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.

Suggested enhancement interventions to improve condition score [2]

Condition Sheet: LINE OF TREES Habitat Type

Habitat Types

Line of trees
Line of trees – associated with bank or ditch
Ecologically valuable line of trees
Ecologically valuable line of trees – associated with bank or ditch

Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an urban setting. You should only use this Line of trees condition assessment and record this habitat type in rural locations.

Habitat Description

Line of trees (TL7) and line of trees associated with a ditch (TL2 and TL6)

See the Statutory Biodiversity Metric User Guide.
This assessment is based on the Hedgerow Survey Handbook [1]. For further clarifications please refer to the Handbook.
Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

On-site or off-site, site name and location	On-Site The Folds and The Holme and Homestal OHH	**Survey date and Surveyor name**	Post Development Tessa Pepler October 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	TL2, TL6 and TL7

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Y	
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.	Y	
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.	Y	
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].	Y	
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.	Y	
		Number of criteria passed	5

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	Y
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes