# Mead House, Hayes, UB4 8EW
# Biodiversity Net Gain Assessment

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## Report Information

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|---|---|
| Site Address: | Mead House, Hayes End Road, Hayes, UB4 8EW |
| Central Grid Reference: | TQ 08894 82121 |
| Report Revision: | *V1 – 06/08/2025*<br>*V2 – 03/09/2025* |
| Report Author: | Sam James BA (Hons) MA PGDip (Ecology) ACIEEM |
| Reviewed By: | Katie Wilding MCIEEM |

## Executive Summary

Gradwell Group Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment of Mead House, Hayes End Road, Hayes, UB4 8EW. Planning consent is to be sought from the London Borough of Hillingdon for the proposed change of use from healthcare use to co-living accommodation (sui generic) with ancillary offices and facilities.

The Biodiversity Net Gain (BNG) assessment was completed using the 'Statutory Biodiversity Metric' (Natural England, 2024) based on BBA 951.P.24E Proposed site plan, by Buckmaster BatCup Architects (August, 2025).

The baseline value of the site is 1.98 habitat units and 0.14 hedgerow units. The post-development future value of the site is expected to be 2.20 habitat units and 0.16 hedgerow units. This will result in a total net gain of +10.85% for habitat units and +17.31% for hedgerow units. It also does pass the trading rules of the DEFRA metric (Natural England, 2023).

The full calculation summary can be found in Appendix 3 and the metric will be submitted with the planning application for full review by the Local Planning Authority. The net gain achieved does exceed the 10% net gain in habitat value advocated by the Environment Act 2021 and this demonstrates that the proposal does meet national standards and is compliant with planning policy. This report does not assess whether the development qualifies for an exemption from Biodiversity Net Gain (BNG).

Amendments to the report and calculations must be made in the event of any design changes. A Landscape and Ecological Management Plan (LEMP) maybe required to ensure the successful establishment and long-term management of retained and newly created habitats and hedgerows. This can be secured as a planning condition.

# Introduction

## *Background to the Development*

The red line boundary is approximately 0.38 hectares and is predominantly made up of sealed surfaces, buildings, modified grassland, individual trees and a line of trees.

The site sits within an urban; residential context surrounded by mature trees, which are well connected to the wider landscape. The site is within a residential area of Hillingdon, a borough in west London, located about 20km from central London. The surrounding environment includes both commercial and residential dwellings, well–connected woodland blocks and a large park directly adjacent to the northern boundary of the site, which features woodland, woodland scrub, individual trees and large areas of grassland.

The recommendations are based on the site's current conditions as observed during the survey. The survey was carried out on the 01st of May 2025 arriving at 10:30. The weather was 12°C, sun with scattered clouds and light winds (1/2 Beaufort Scale). No precipitation was encountered during the survey.

## *Proposed Development and Reference Documents*

Planning consent is to be sought from the London Borough of Hillingdon for the proposed change of use from healthcare use to co–living accommodation (sui generic) with ancillary offices and facilities.

The Biodiversity Net Gain (BNG) assessment was completed using the 'Statutory Biodiversity Metric' (Natural England, 2024) based on BBA 951.P.24E Proposed site plan, by Buckmaster BatCup Architects (August, 2025).

# Aims and Methodology

## *Assessment Aims*

The purpose and aims of the assessment were to:

- Establish the baseline biodiversity value of the habitats on site according to preliminary survey information to calculate a pre–development value.
- Establish the post–development value of the habitats on the site according to development plans to calculate a post–development value.
- Identify the requirement for further survey / assessment work, mitigation, compensation and / or assessment where necessary and propose solutions to meeting BNG targets.

## *Good Practice Principles*

Biodiversity net gain has been defined as 'development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife grounds, landowners and other stakeholders in order to support their priorities for nature conservation (Baker, 2016). Good practice principles for developments should be applied to a development where possible including:

- Applying the mitigation hierarchy and being additional by achieving outcomes that exceed existing obligations.
- Avoiding biodiversity loss which cannot be offset elsewhere (e.g., irreplaceable habitats).
- Quantifying risk appropriately – e.g., is there a difficulty creating or enhancing specific habitats according to the site?
- Making a measurable net gain contribution that is calculated using an appropriate metric and ensuring that the calculation are consistent and transparent with limitations and assumptions clearly identified.

- Ensure that the net gain design achieves the best outcome for biodiversity – this may require quantitative and qualitative assessment – and create a net gain legacy for long–term benefits.

*Methodology*

The BNG calculation tool used for this assessment is the 'Statutory Biodiversity Metric' (SBC) published in July 2024 by Natural England (Natural England, 2024). This tool objectively calculates the biodiversity losses and gains for habitats in relation to the proposed development. The SBC requires all habitat data to be categorised according to the UK Habitat Classification (Butcher *et al.*, 2020).

All condition assessments were carried out at suitable times of the year. The habitats were then mapped into a digital map using QGIS coordinate reference systems OSGB 1936/National Grid and a baseline habitat map can be viewed in Appendix 1. Habitats recorded on site were measured using the derived areas (Ellipsoidal – EPSG 7001) with habitat areas provided in hectares and hedgerow areas provided in kilometres.

The type and condition of the habitats were assessed during the site survey. The distinctiveness of the habitats is pre–defined by the SBC. The following plans, policies and/or strategies were also viewed to determine whether the habitat has formally been identified in a strategy, the UK Biodiversity Action Plans and Green Infrastructure Strategies. All calculations were inserted into the BNG calculator using the technical data.

*Trading Summaries*

The term trading up is a concept which requires conserving through offset components of biodiversity that are of a higher conservation priority (for example, they tend to be more irreplaceable and vulnerable and are harder to recreate) than those affected by the development project for which the offset is envisaged. For example, should non–irreplaceable habitats be lost or impacted as a result of the proposed development, it will be necessary to create or enhance habitats that are of the same or higher distinctiveness.

*Assessment Limitations and Assumptions*

A small number of limitations were noted but it is considered that an accurate assessment of the site's ecological value has been obtained:

- BNG assessments and calculations can only provide a proxy measure for the real long–term biodiversity changes that occur on any given site.
- The assessment does not give credit, in terms of a score / biodiversity units, to any actions that are taken as part of the development that add features to the site such as bird and bat boxes which support certain species groups. Such measures are beyond the scope of this report.
- At the time of assessment, arboricultural and soft landscaping proposals were not available. As a result, assumptions have been made regarding these aspects to inform the initial calculations. These assumptions should be reviewed and updated once further arboricultural details and soft landscaping proposals become available to ensure accuracy in the final calculations and assessments.

*Report Lifespan*

Given the transient nature of the subject, the survey results are considered valid for up to 18 months.

## Survey Results and Evaluation

*Site Habitat Baseline*

The red line boundary is approximately 0.38 hectares and is predominantly made up of sealed surfaces, buildings, modified grassland, individual trees and a line of trees.

A plan of the existing habitats can be viewed in Appendix 1 and the condition assessments for these habitats are provided in Appendix 4, where applicable. At the time of assessment, arboricultural details were not available. As a result, assumptions have been made regarding these aspects to inform the initial calculations.

The baseline value totals 1.98 Habitat Units and 0.14 Hedgerow Units.

**Table 1. Baseline Habitats and Corresponding Information. *Numbers are based on rounded figures, check the associated metric calculator for more information.**

| UK Habitat | Area (ha) | Description (distinctiveness, condition, connectivity and strategic significance) | Value (units)* |
|---|---|---|---|
| Area Based Habitats | | | |
| Developed land; sealed surface | 0.1949 | Habitat automatically very low distinctiveness, *n/a* condition and area not in local strategy. | 0.00 |
| Modified Grassland | 0.1564 | Habitat automatically low distinctiveness, classed as moderate condition and area not in local strategy | 0.63 |
| Modified Grassland | 0.0257 | Habitat automatically low distinctiveness, classed as poor condition and area not in local strategy | 0.05 |

| | | | |
|---|---|---|---|
| Urban Tree (Poor) | 0.0326 | Habitat automatically medium distinctiveness, classed as poor condition and area not in local strategy | 0.13 |
| Urban Tree (Moderate) | 0.1466 | Habitat automatically medium distinctiveness, classed as moderate condition and area not in local strategy | 1.17 |
| Urban Tree (Good) | 0.0733 | Habitat automatically medium distinctiveness classed as good condition and area not in local strategy. Habitat classed as irreplaceable due to maturity and size of the habitat/tree. | 0.00 |
| Total Area (ha) | 0.38 | Total Baseline Value (Habitat Units) | 1.98 |
| Linear Based Habitats | | | |
| Line of Trees | 0.034 | Habitat automatically low distinctiveness, classed as moderate condition and area not in local strategy | 0.14 |
| Total Length (km) | 0.034 | Total Baseline Value (Habitat Units) | 0.14 |

*Future Baseline*

The post-development habitats and corresponding future values are set out in the proposed habitat map (see Appendix 2). The condition assessments for the future habitats and hedgerows are provided in Appendix 5, where applicable. This has been based on 951.P.24E Proposed site plan, by Buckmaster BatCup Architects (August, 2025). At the time of assessment, soft landscaping details were not available. As a result, assumptions have been made regarding these aspects to inform the initial calculations.

Table 2 outlines the value of the retained habitats and proposed habitat / hedgerow creation as per the development proposals.

Table 2. Future Baseline and Corresponding Habitats

| UK Habitat | Area (ha) | Description (distinctiveness, condition, connectivity and strategic significance) | Value (units)* |
|---|---|---|---|
| Area Based Habitats – Retained | | | |
| Developed land; sealed surface | 0.1925 | Habitat automatically very low distinctiveness, *n/a* condition and area not in local strategy. | 0.00 |
| Modified Grassland | 0.1486 | Habitat automatically low distinctiveness, classed as moderate/poor condition and area not in local strategy | 0.59 |
| Urban Tree (Poor) | 0.0326 | Habitat automatically medium distinctiveness, classed as poor condition and area not in local strategy | 0.13 |
| Urban Tree (Moderate) | 0.1466 | Habitat automatically medium distinctiveness, classed as moderate condition and area not in local strategy | 1.17 |
| Urban Tree (Good) | 0.0733 | Habitat automatically medium distinctiveness classed as good condition and area not in local strategy. Habitat classed as irreplaceable due to maturity and size of the habitat/tree. | 0.00 |

| Area Based Habitats – Enhanced | | | |
|---|---|---|---|
| Modified Grassland > Other Neutral Grassland | 0.0257 | Habitat automatically medium distinctiveness, classed as moderate condition and area not in local strategy | 0.16 |
| **Area Based Habitats – Created** | | | |
| Allotments | 0.0078 | Habitat automatically low distinctiveness, classed as moderate condition and area not in local strategy | 0.03 |
| Modified Grassland | 0.0024 | Habitat automatically low distinctiveness, classed as moderate condition and area not in local strategy | 0.01 |
| Urban Tree (Moderate) | 0.0326 | Habitat automatically medium distinctiveness, classed as moderate condition and area not in local strategy | 0.10 |
| Total Area (ha) | 0.38 | Total Proposed Value (Habitat Units) | 2.20 |
| **Linear Based Habitats – Retained** | | | |
| Line of Trees | 0.034 | Habitat automatically low distinctiveness, classed as moderate condition and area not in local strategy | 0.14 |
| **Linear Based Habitats – Created** | | | |
| Line of Trees | 0.012 | Habitat automatically low distinctiveness, classed as moderate condition and area not in local strategy | 0.02 |
| Total Length (km) | 0.040 | Total Proposed Value (Habitat Units) | 0.16 |

*Habitat Trading Requirements*

The site passes the habitat trading requirements to provide the "same broad habitat or higher distinctiveness habitat" required by the trading standards of the SBC (Natural England, 2023).

*Assessment Results*

The baseline value of the site is 1.98 habitat units and 0.14 hedgerow units. The post-development future value of the site is expected to be 2.20 habitat units and 0.16 hedgerow units. This will result in a total net gain of +10.85% for habitat units and +17.31% for hedgerow units. It also does pass the trading rules of the DEFRA metric (Natural England, 2023).

Table 3. Assessment Results

| | Habitat Value (Units) | Hedgerow Value (Units) |
|---|---|---|
| Baseline value | 1.98 | 0.14 |
| Future value | 2.20 | 0.16 |
| Total net % change | +10.85% | +17.31% |
| Trading standards | Passed | |

## Recommendations and Conclusions

Gradwell Group Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment of Mead House, Hayes End Road, Hayes, UB4 8EW. Planning consent is to be sought from the London Borough of Hillingdon for the proposed change of use from healthcare use to co-living accommodation (sui generic) with ancillary offices and facilities.

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This will result in a total net gain of +10.85% for habitat units and +17.31% for hedgerow units. It also does pass the trading rules of the DEFRA metric (Natural England, 2023).

The full calculation summary can be found in Appendix 3 and the metric will be submitted with the planning application for full review by the Local Planning Authority. Amendments to the report and calculations must be made in the event of any design changes.

## Bibliography


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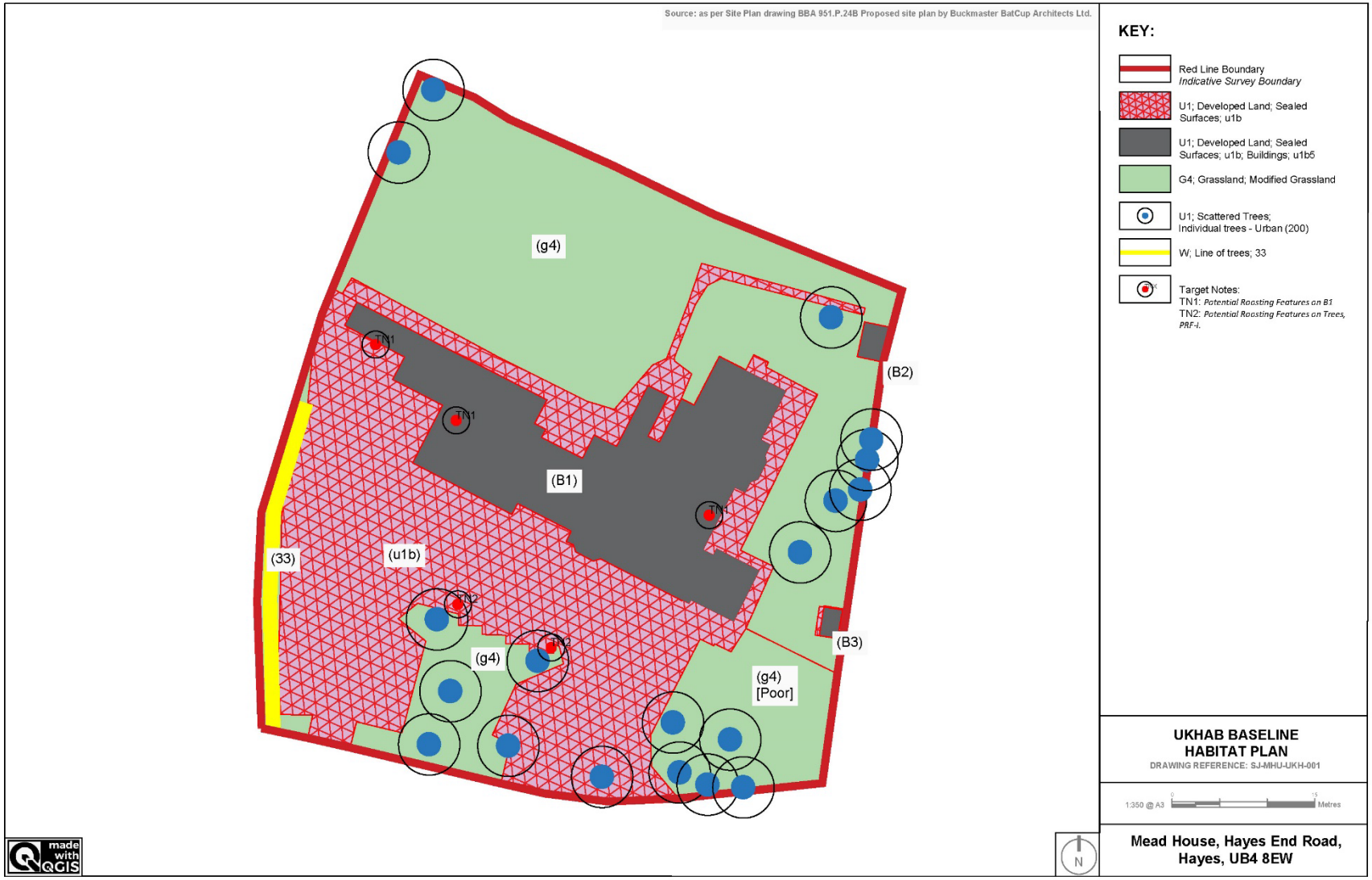
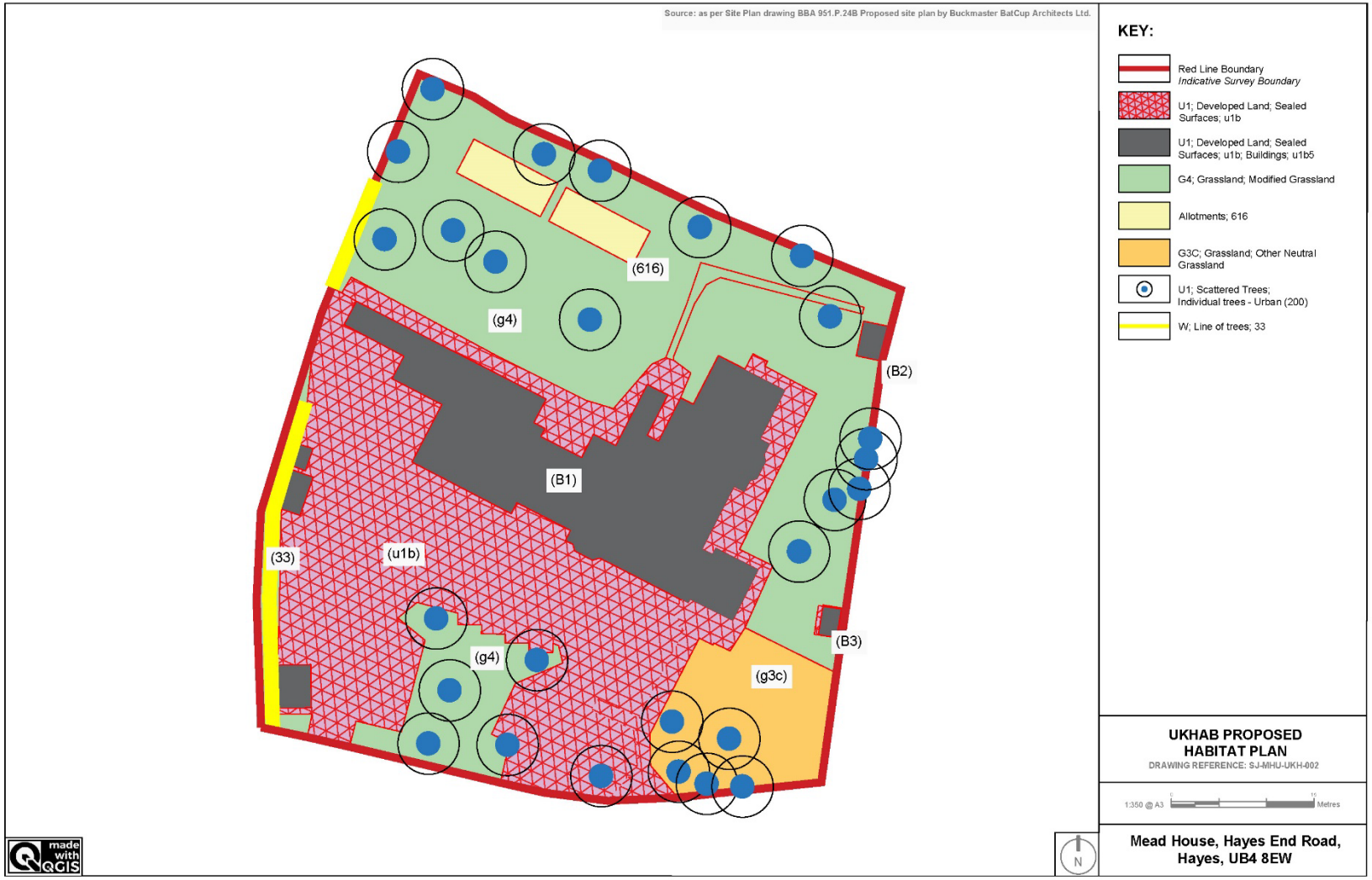
# Appendix 1 – Baseline Habitat Map



# Appendix 2 – Future Habitat Map



# Appendix 3 – Biodiversity Net Gain Calculation Summary

v

Mead House

Headline Results

Scroll down for final results ⚠

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| | | | |
|---|---|---|---|
| On-site baseline | *Habitat units* | 1.98 | |
| | *Hedgerow units* | 0.14 | |
| | *Watercourse units* | 0.00 | |
| On-site post-intervention (Including habitat retention, creation & enhancement) | *Habitat units* | 2.20 | |
| | *Hedgerow units* | 0.16 | |
| | *Watercourse units* | 0.00 | |
| On-site net change (units & percentage) | *Habitat units* | 0.21 | 10.85% |
| | *Hedgerow units* | 0.02 | 17.31% |
| | *Watercourse units* | 0.00 | 0.00% |
| Off-site baseline | *Habitat units* | 0.00 | |
| | *Hedgerow units* | 0.00 | |
| | *Watercourse units* | 0.00 | |
| Off-site post-intervention (Including habitat retention, creation & enhancement) | *Habitat units* | 0.00 | |
| | *Hedgerow units* | 0.00 | |
| | *Watercourse units* | 0.00 | |
| Off-site net change (units & percentage) | *Habitat units* | 0.00 | 0.00% |
| | *Hedgerow units* | 0.00 | 0.00% |
| | *Watercourse units* | 0.00 | 0.00% |
| Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement) | *Habitat units* | 0.21 | |
| | *Hedgerow units* | 0.02 | |
| | *Watercourse units* | 0.00 | |
| Spatial risk multiplier (SRM) deductions | *Habitat units* | 0.00 | |
| | *Hedgerow units* | 0.00 | |
| | *Watercourse units* | 0.00 | |

## FINAL RESULTS

| | | |
|---|---|---|
| Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement) | *Habitat units* | 0.21 |
| | *Hedgerow units* | 0.02 |
| | *Watercourse units* | 0.00 |
| Total net % change (Including all on-site & off-site habitat retention, creation & enhancement) | *Habitat units* | 10.85% |
| | *Hedgerow units* | 17.31% |
| | *Watercourse units* | 0.00% |
| Trading rules satisfied? | Yes ✓ | |

| Unit Type | Target | Baseline Units | Units Required | Unit Deficit | |
|---|---|---|---|---|---|
| *Habitat units* | 10.00% | 1.98 | 2.18 | 0.00 | No additional area habitat units required to meet target ✓ |
| *Hedgerow units* | 10.00% | 0.14 | 0.15 | 0.00 | No additional hedgerow units required to meet target ✓ |
| *Watercourse units* | 10.00% | 0.00 | 0.00 | 0.00 | No additional watercourse units required to meet target ✓ |

# Appendix 4 – Condition Assessments for Baseline Habitats

*Developed land; sealed surface, does not require a condition assessment.*

## *Condition Assessment Criteria for Modified Grassland (Moderate)*

| *Condition Assessment Criteria* | | *Pass of Fail* |
|---|---|---|
| *A* | There are 6–8 vascular plant species per m2 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.<br>*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 m2 (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.* | *P* |
| *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. | *P* |
| *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).<br>Note – patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | *P* |
| *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. | *P* |
| *E* | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). | *F* |
| *F* | Cover of bracken Pteridium aquilinum is less than 20%. | *F* |
| *G* | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4). | *P* |
| *Final Condition (Passes on 4 but not on Criteria E & F)* | | *Moderate* |

## *Condition Assessment Criteria for Modified Grassland (Poor)*

| *Condition Assessment Criteria* | *Pass of Fail* |
|---|---|

| | | |
|---|---|---|
| A | There are 6–8 vascular plant species per m2 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.<br>*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 m2 (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.* | P |
| 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. | F |
| 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).<br>Note – patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | P |
| 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. | F |
| E | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). | F |
| F | Cover of bracken Pteridium aquilinum is less than 20%. | F |
| G | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4). | P |
| *Final Condition (Passes on 2 but not on Criteria B, D, E & F)* | | *Poor* |

## *Condition Assessment Criteria for Urban Trees (Poor)*

| *Condition Assessment Criteria* | | *Pass of Fail* |
|---|---|---|
| A | The tree is a native species (or at least 70% within the block are native species). | P |
| 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). | F |
| C | The tree is mature (or more than 50% within the block are mature). | P |
| 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. | F |
| E | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. | F |
| F | More than 20% of the tree canopy area is oversailing vegetation beneath. | F |

| | |
|---|---|
| *Final Condition (Passes on 2 but not on Criteria B, D, E & F)* | *Poor* |

## *Condition Assessment Criteria for Urban Trees (Moderate)*

| *Condition Assessment Criteria* | | *Pass of Fail* |
|---|---|---|
| *A* | The tree is a native species (or at least 70% within the block are native species). | *P* |
| *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). | *P* |
| *C* | The tree is mature (or more than 50% within the block are mature). | *F* |
| *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. | *F* |
| *E* | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. | *F* |
| *F* | More than 20% of the tree canopy area is oversailing vegetation beneath. | *P* |
| *Final Condition (Passes on 3 but not on Criteria C, D & E)* | | *Moderate* |

## *Condition Assessment Criteria for Urban Trees (Good)*

| *Condition Assessment Criteria* | | *Pass of Fail* |
|---|---|---|
| *A* | The tree is a native species (or at least 70% within the block are native species). | *P* |
| *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). | *P* |
| *C* | The tree is mature (or more than 50% within the block are mature). | *P* |
| *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. | *P* |
| *E* | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. | *P* |
| *F* | More than 20% of the tree canopy area is oversailing vegetation beneath. | *P* |
| *Final Condition (Passes on 6)* | | *Good* |

*Condition Assessment Criteria for Line of trees*

| | Condition Assessment Criteria | Pass of Fail |
|---|---|---|
| A | At least 70% of trees are native species. | P |
| 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. | P |
| 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. | F |
| 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. | F |
| 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. | P |
| | *Final Condition (Passes on 3 but not C & D)* | *Moderate* |

## Appendix 5 – Condition Assessments for Proposed Habitats

*Developed land; sealed surface does not require a condition assessment.*

*Condition Assessment Criteria for Modified Grassland (Moderate)*

| | Condition Assessment Criteria | Pass of Fail |
|---|---|---|
| A | There are 6–8 vascular plant species per m2 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.<br>*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 m2 (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.* | P |
| 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. | P |
| 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). | P |

| | | |
|---|---|---|
| | Note – patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | |
| *D* | Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. | *P* |
| *E* | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). | *F* |
| *F* | Cover of bracken Pteridium aquilinum is less than 20%. | *F* |
| *G* | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4). | *P* |
| *Final Condition (Passes on 4 but not Criteria E & F)* | | *Moderate* |

## *Condition Assessment Criteria for Other Neutral Grassland*

| *Condition Assessment Criteria* | | *Pass of Fail* |
|---|---|---|
| *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<br>Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only. | *P* |
| *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. | *P* |
| *C* | Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. | *F* |
| *D* | Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble Rubus fruticosus agg.) is less than 5%. | *P* |
| *E* | Combined cover of species indicative of suboptimal condition 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.<br>If any invasive non-native plant species4 (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed." | *F* |
| *Final Condition (Passes on 3 but not Criteria C & F)* | | *Moderate* |

## *Condition Assessment Criteria for Allotments*

| *Condition Assessment Criteria* | *Pass of Fail* |
|---|---|

| | | |
|---|---|---|
| A | Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. | P |
| B | The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year. | F |
| C | "Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement)2 cover less than 5% of the total vegetated area3.<br><br>Note – to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover). | P |
| *Final Condition (Passes on 2 but not B)* | | *Moderate* |

## *Condition Assessment Criteria for Line of trees*

| *Condition Assessment Criteria* | | *Pass of Fail* |
|---|---|---|
| A | At least 70% of trees are native species. | P |
| 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. | P |
| 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. | F |
| 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. | F |
| 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. | P |
| *Final Condition (Passes on 3 but no C & D)* | | *Moderate* |

## *Condition Assessment Criteria for Urban Trees (Moderate)*

| *Condition Assessment Criteria* | | *Pass of Fail* |
|---|---|---|
| A | The tree is a native species (or at least 70% within the block are native species). | P |
| 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). | P |

| | | |
|---|---|---|
| *C* | The tree is mature (or more than 50% within the block are mature). | *F* |
| *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. | *F* |
| *E* | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. | *F* |
| *F* | More than 20% of the tree canopy area is oversailing vegetation beneath. | *P* |
| *Final Condition (Passes on 3 but not on Criteria C, D & E)* | | *Moderate* |

## END OF REPORT

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