Appendix 7.10

BIODIVERSITY NET GAIN ASSESSMENT

Biodiversity Net Gain Assessment

Broadwater Lake, Hillingdon

On behalf of:
London Borough of Hillingdon

Issue: 02

Issue date: 17 November 2025

Version Control

Date	Issue	Description
15/08/2025	01	First issue
17/11/2025	02	Second issue – updated in response to peninsula layout changes

Issue to:

London Borough of Hillingdon

Written by: Dr Stephanie Harper BSc PhD
Mapping and calculations by: Luke Measey
Reviewed by: Dr Stephanie Harper BSc PhD
Harper Environmental Limited
www.harperenvironmental.co.uk

Contents

Executive Summary

London Borough of Hillingdon instructed Harper Environmental Ltd to carry out a Biodiversity Net Gain (BNG) assessment for a Proposed Development of a site known as Hillingdon Water Sports Facility and Activity Centre (HWSFAC), Broadwater Lake, Moorhall Road, Harefield, UB9 6PE.

The Site forms part of a SSSI and SINC, therefore habitats within the red line boundary have a high strategic significance. The BNG baseline is:

- 981.84 habitat units
- 0.25 hedgerow units
- 7.04 watercourse units.

The Proposed Development will provide the following habitat creation and enhancement measures:

- retention of woodland at the peninsula and creation of additional woodland;
- minimal felling of individual trees, utilising existing clearings fully;
- overall increase in the area of open water and shallow submerged lake edges through lowering of land levels on two islands to below the water level and creating new shallow areas around the edge of the peninsula, plus removal of one small island;
- extensive native species-rich planting across hardstanding areas, around the margins of the development and in the current location of the Broadwater Sailing Club;
- creation of in-lake planters for willow trees;
- extensive areas of floating reedbed habitat in several locations within the lake, with a five year delay factored into the Metric, to allow a long period of time over which reedbeds will be gradually deployed into the lake; and
- enhancement of all habitats onsite in locations where it is feasible and realistic to do so (woodland, scrub, grassland and individual trees).

Further biodiversity enhancement measures are also proposed that don't affect the BNG Metric.

Following implementation of landscaping and management proposals, the baseline habitat units will be increased to 1080.14, with an increase of 1.43 hedgerow units. No change is proposed for watercourse units.

Overall the proposals provide **a 10.01% net gain for habitat units and 570.75% net gain for hedgerow units,** and meet trading rules.

1 Introduction

1.1 Background

London Borough of Hillingdon (LBH) ("the client") instructed Harper Environmental Ltd to carry out a Biodiversity Net Gain (BNG) assessment ('the report') for a proposed development of a site known as Hillingdon Water Sports Facility and Activity Centre (HWSFAC), Broadwater Lake, Moorhall Road, Harefield, UB9 6PE. (hereafter called 'the Site'). The central Ordnance grid reference for the Site is SP 75398 68406.

1.2 Competence

Luke Measey BSc (Hons) MCIEEM, is an ecologist with over seven years of experience and has an undergraduate degree in Ecology and Environmental Management BSc (Hons). He holds a Natural England Level 1 Class Survey Licence for Great Crested Newt, Natural England Level 1 and Level 2 Class Survey Licence for bats and is a certified tree climber.

Dr Stephanie Harper has been working in ecological consultancy since 2007 and has completed BNG assessments since 2014 initially using the Warwickshire bespoke assessment calculator, and later using each iteration of the developing UK metric (versions 1.0 through to 4.0) until the current Statutory Metric was adopted in February 2024. In 2022 Stephanie undertook refresher BNG training with Dr Julia Baker (metric version 3.1 was applicable at the time), one of the UK's foremost experts on BNG, as well as training in the UKHab classification with Bill Butcher, one of the UKHab authors. Stephanie has been designing and monitoring biodiversity enhancement schemes from the ecological perspective since 2010.

1.3 Maps

The maps provided in Appendix A show the baseline and proposed habitats for the Site.

The onsite habitat baseline (i.e. the habitats present prior to development) was taken from update habitat assessments in July and August 2025 within the appropriate survey season. The proposed habitats were translated from the landscaping proposals into the UKHab classification.

1.4 Enhancement strategy

To provide the highest biodiversity net gain possible, the proposed design seeks to retain the vast majority of existing vegetation across the Site including all woodland at the peninsula, and most individual trees. The enhancement strategy is set out in detail within the draft MEMP. Brief details are provided below – wherever it is feasible and realistic to do so, enhancements have been proposed.

1.4.1 Lake

Underwater planters (stacked concrete caissons) will be used to create individual tree planting within the lake, to provide screening for waterbirds and provide new nest sites and shelter on the open water. Floating reedbeds will contain common reed and other flowering water plants, providing habitat for fen bird species. Edges of islands will be reduced to create shallow ledges of open water, providing for wading and loafing birds, creating suitable habitat for macroinvertebrates, and allowing

emergent vegetation to develop. Together the new areas of vegetation will work to remove nutrients from the lake water to improve its quality. The proposals will triple the area of emergent vegetation at the lake, and at least double the area of shallows. The naturalness and chemical status of the lake will improve, resulting in an improvement to the lake condition from moderate to fairly good.

1.4.2 Peninsula

Loss of existing habitat has been minimised. Buildings have been placed on existing hardstanding, and where trees are growing on the concrete and in the joints between slabs, natural clearings have been exploited for a campsite and activity areas. Shrubs and trees at the edge of the lake and lagoon (growing in gravels) will be retained. A road along the north edge of the peninsula will be turned into an additional area of woodland.

Bare ground (grasscrete / gravel and soil mixture) created for a new beach / launch area will be seeded with drought-tolerant wildflower seed and grass mixtures, to mimic a biodiverse green roof-type habitat. Although heavy traffic areas will not have much / any growth, low-traffic and no-traffic areas at the edges will develop grasses and wildflowers.

Due to extensive concrete hardstanding across the peninsula, and presence of contamination beneath, it is not possible to break up or remove concrete to allow planting into natural ground. So new planting has been designed to be placed on top of the concrete. New grassland at the campsite will be raised above the concrete, placed on drainage layers and membranes to manage waterlogging for campers and ensure survival of the grass habitat. In other areas of new grassland away from human footfall, waterlogging will be less of an issue. New trees (including fruit trees) will be planted in raised planters. At the edges of the lake and lagoon, concrete caissons will contain willow tree planting with their roots in water, and raised planting beds will be created for new native species rich shrub planting, to benefit woodland and scrub breeding birds. Raised wildlife ponds will also be created. Hedges and a green wall (designed to control and prevent access into woodland beyond and reduce disturbance) will be species-rich, with benefits for invertebrates, birds, amphibians and reptiles.

1.4.3 Broadwater Sailing Club

Planting at the BSC will enhance existing grassland, create mounds and scrub, plant more individual trees and create new woodland areas. The key focus in this area is biodiversity planting and to benefit species (mammals such as bats and badger, amphibians and reptiles, water vole and otter) that are not part of the SSSI designation.

1.4.4 River Colne grassland

Grassland will be enhanced to become more species rich, and lakeside banks managed to improve the diversity of riparian planting.

1.4.5 Moorhall Road grassland

Grassland will be enhanced to become more species-rich, with encroaching scrub managed to be retained.

1.4.6 Woodland to east of the Grand Union Canal

The woodland will be managed to improve its structure and biodiversity, with coppicing and clearing of glades to bring light to the ground flora, and rubbish removed.

2 Methodology

2.1 Statutory Biodiversity Metric

The BNG assessment was undertaken using the Statutory Biodiversity Metric[1] (hereafter 'the Metric') issued 23rd July 2024. **The completed Metric has been provided as a separate Excel spreadsheet for detailed review.**

2.2 Condition Assessments

To inform the BNG assessment, condition assessments (provided in Appendices B-C) have been completed as follows:

Baseline or Proposed Habitats within the Red or Blue line	Appendix Ref	Habitat type
Baseline habitats	B	Modified grassland Bramble scrub Mixed scrub Willow scrub Open water – moderate alkalinity lake Sparsely vegetated land – ruderal / ephemeral Lowland mixed deciduous woodland Wet woodland Individual trees
Proposed habitats	C	Other neutral grassland Scrub – bramble, mixed, willow – enhanced to mixed scrub or wet woodland Open water – moderate alkalinity lake Ponds Bare ground and green wall (ground based) Reedbeds Woodland - lowland mixed deciduous, wet Individual trees

Condition assessments are not required for the other existing or proposed habitat types within red line boundaries as condition either does not apply or a default value is assigned within the Metric.

2.3 Strategic significance

Strategic significance for all habitats onsite, pre- and post-development, were classified as having high significance in the Metric.

[1] Statutory biodiversity metric tools and guides - GOV.UK (www.gov.uk)

This is due the Site being a designated SSSI and SINC and forming an integral part of the wider Colne Valley Gravel Pits; the Site is also identified within the Hillingdon Local Plan[2] as being within a restoration zone for RZ01 Red Cross Gardens and Surrounds.

Priority habitats outside the SSSI or SINC are also given a high strategic significance as a result of their priority status.

[2] Hillingdon Local Plan (2012) https://www.hillingdon.gov.uk/media/3080/Local-Plan-Part-1---Strategic-Policies/pdf/Local_Plan_Part_1_Strategic_Policies_15_feb_2013_a_1_1.pdf?m=1598370401647

3 Results

3.1 Habitats

The onsite habitat baseline is calculated as **981.84 habitat units**.

Following proposed development the baseline will be 1080.14 habitat units which is an increase of **98.30 habitat units.**

This represents a 10.01% gain.

An error shows in the Metric on the habitat creation tab:- "Area created does not equal area lost". This is due to floating reedbed habitats – these overlie the water column and therefore do not result in a loss of open water.

3.2 Hedgerows

There are three lines of trees and no hedgerows. The baseline value is **0.35 hedgerow units**. 159m of new species-rich hedgerows are proposed, and existing tree lines will be retained and not enhanced. **(increase of 1.43 hedgerow units and 570.75% gain).**

3.3 Watercourses

0.6km of river corridor is present within the red line, this is the River Colne at the north-west end of the Site. The baseline value is calculated as **7.04 watercourse units.**

It lies at the extreme edge of the development and will not be affected by development proposals.

This will be fully retained with no proposals to amend the banks of the river and therefore the baseline score will **not change (0% increase).**

3.4 Trading rules

Trading rules are **satisfied** by the landscaping proposals.

Appendix A Figures

BROADWATER LAKE

Legend

- Red Line Boundary

Hedgerow - Baseline

- Line of trees

Habitats - Baseline

- Artificial unvegetated, unsealed surface
- Bramble scrub
- Developed land; sealed surface
- Introduced shrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Moderate alkalinity lakes
- Modified grassland
- Watercourse footprint
- Ruderal/Ephemeral
- Wet woodland
- Willow scrub

Title: Figure 2 Baseline Habitats

Drawn by: LM
Date: 14/08/2025

Reviewed by: SH
Date: 14/08/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL

1:6,200

0 75 150 225 300 m

N

BROADWATER LAKE

Legend

- Red Line Boundary

Habitats - Baseline

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Moderate alkalinity lakes
- Modified grassland
- Watercourse footprint
- Ruderal/Ephemeral
- Wet woodland

Title: Figure 2.1 Baseline Habitats

Drawn by: LM
Date: 14/08/2025

Reviewed by: SH
Date: 14/08/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL

BROADWATER LAKE

Legend

- Red Line Boundary

Habitats - Baseline

- Developed land; sealed surface
- Introduced shrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Moderate alkalinity lakes
- Ruderal/Ephemeral
- Wet woodland
- Willow scrub

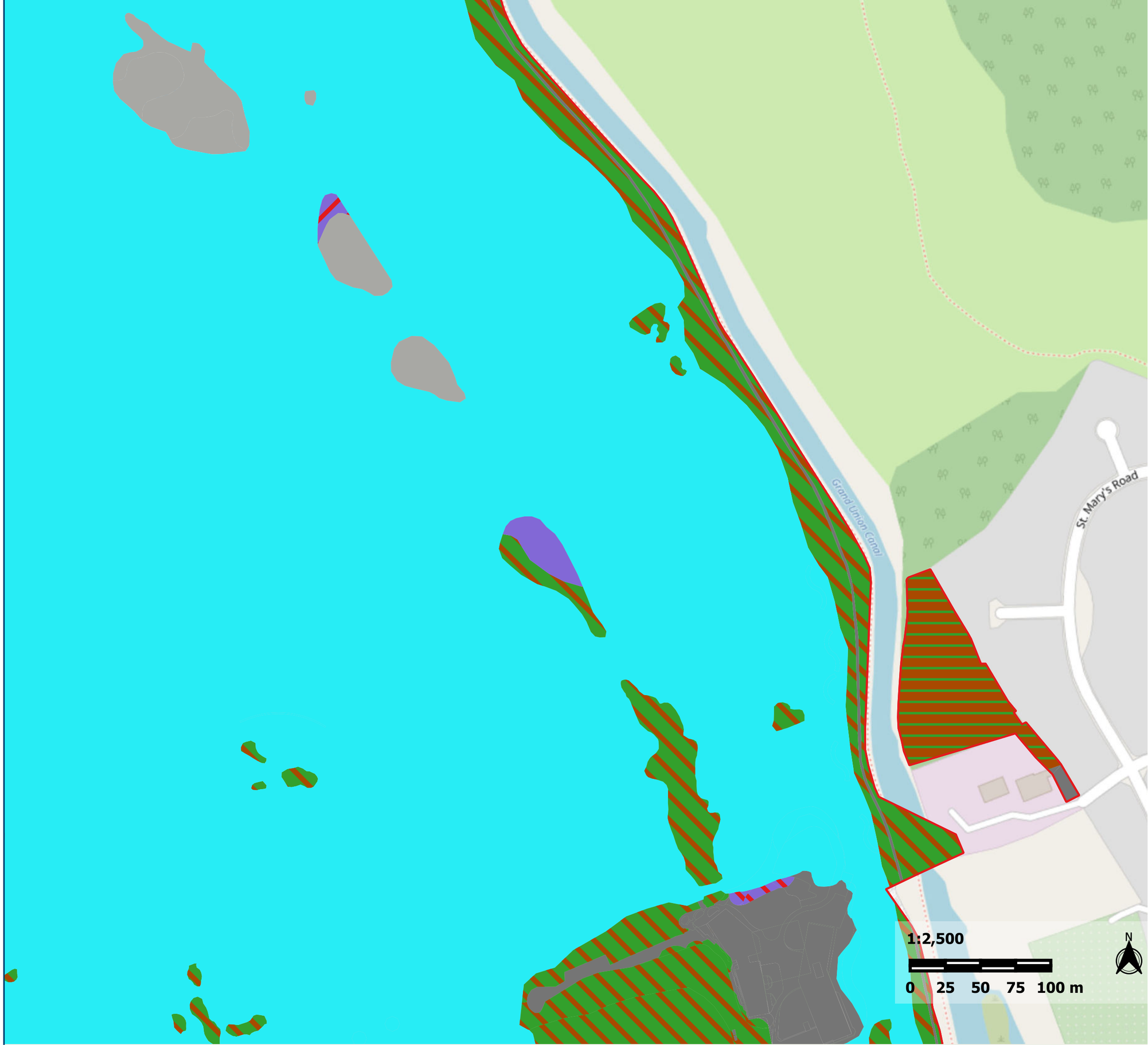
Title: Figure 2.2 Baseline Habitats

Drawn by: LM
Date: 14/08/2025

Reviewed by: SH
Date: 14/08/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL



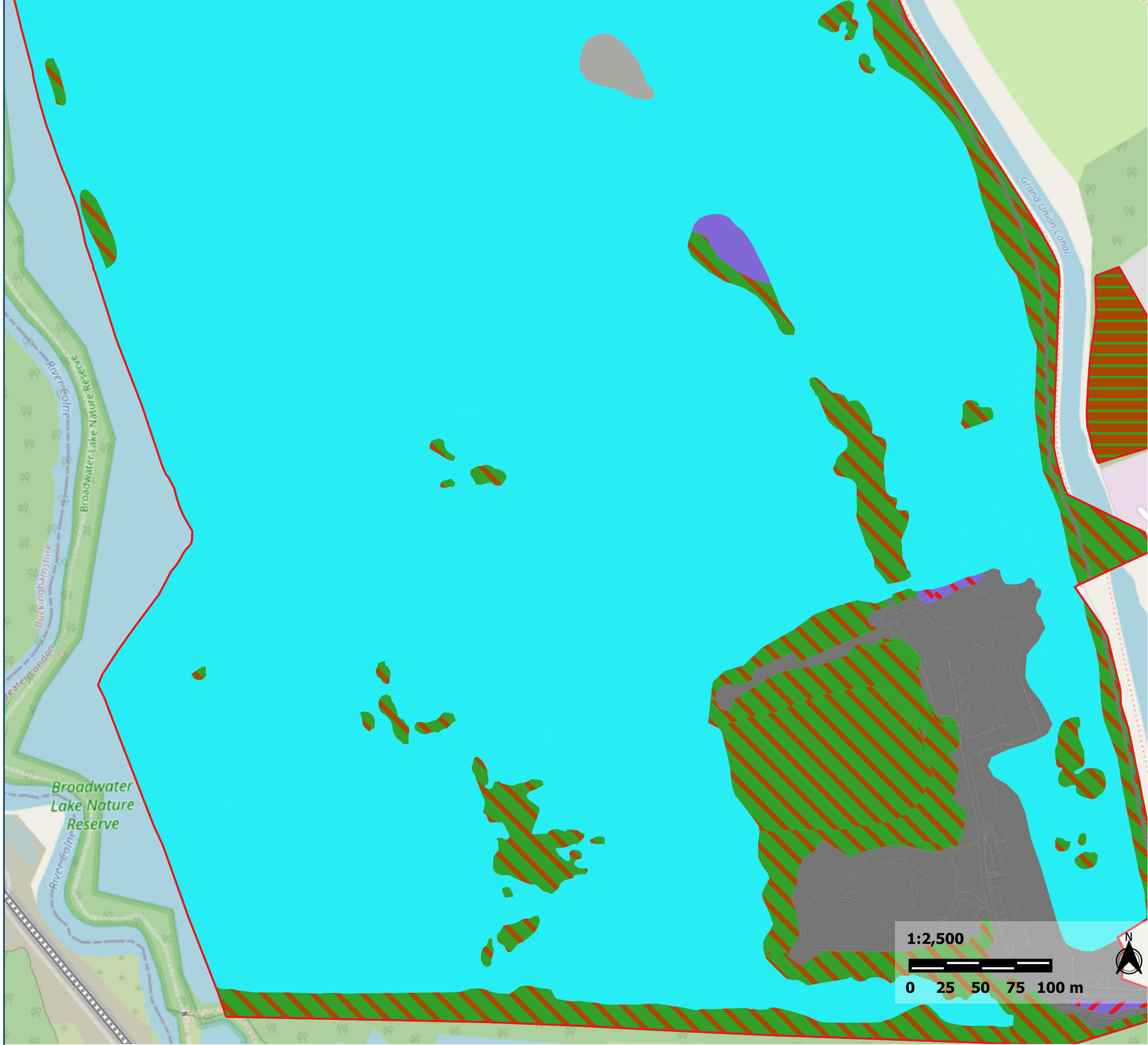
BROADWATER LAKE

Legend

- Red Line Boundary

Habitats - Baseline

- Developed land; sealed surface
- Introduced shrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Moderate alkalinity lakes
- Ruderal/Ephemeral
- Wet woodland
- Willow scrub



Title: Figure 2.3 Baseline Habitats

Drawn by: LM
Date: 14/08/2025

Reviewed by: SH
Date: 14/08/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL

BROADWATER LAKE

Legend

- Red Line Boundary

Habitats - Baseline

- Bramble scrub
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Moderate alkalinity lakes
- Wet woodland
- Willow scrub

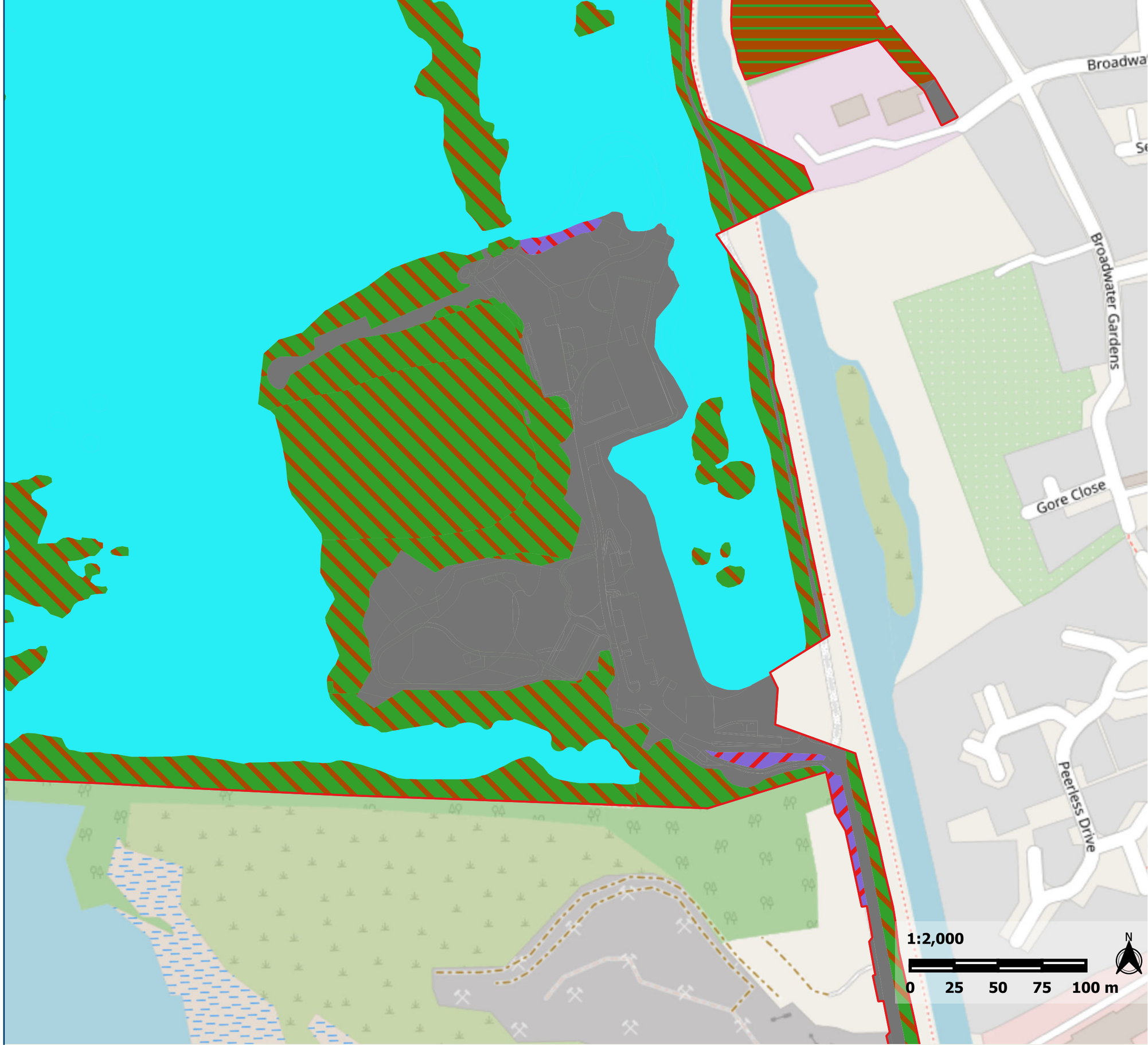
Title: Figure 2.4 Baseline Habitats

Drawn by: LM
Date: 14/08/2025

Reviewed by: SH
Date: 14/08/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL



BROADWATER LAKE

Legend

- Red Line Boundary

Hedgerow - Baseline

- Line of trees

Habitats - Baseline

- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Moderate alkalinity lakes
- Modified grassland
- Wet woodland
- Willow scrub

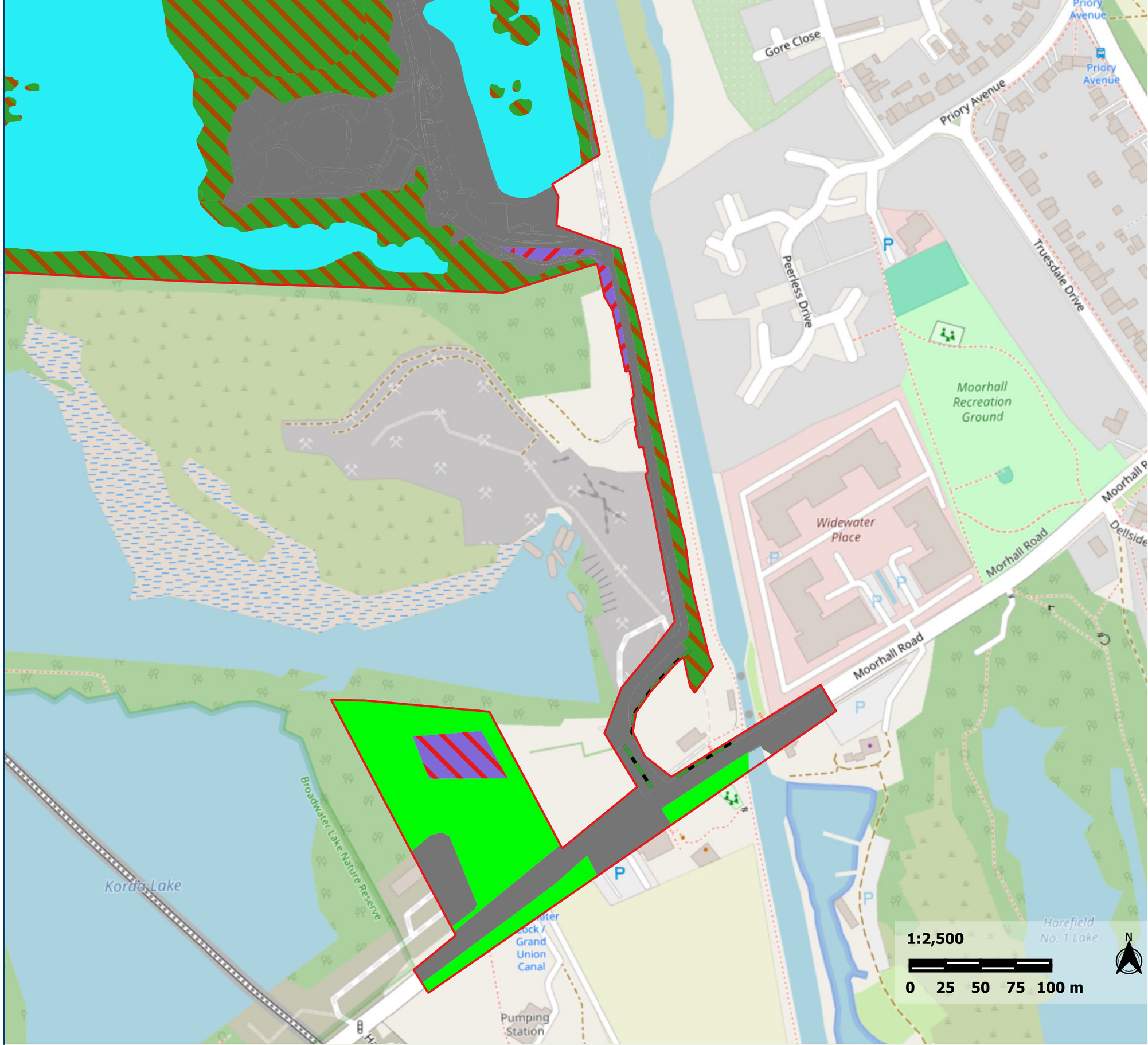
Title: Figure 2.5 Baseline Habitats

Drawn by: LM
Date: 14/08/2025

Reviewed by: SH
Date: 14/08/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL



BROADWATER LAKE

Legend

- Red Line Boundary

Individual trees

- Small Rural Tree

Hedgerow

- Line of trees
- Species-rich native hedgerow

Habitats

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Moderate alkalinity lakes
- Other neutral grassland
- Ponds (non-priority habitat)
- Reedbeds
- Watercourse footprint
- Ruderal/Ephemeral
- Wet woodland
- Bare ground

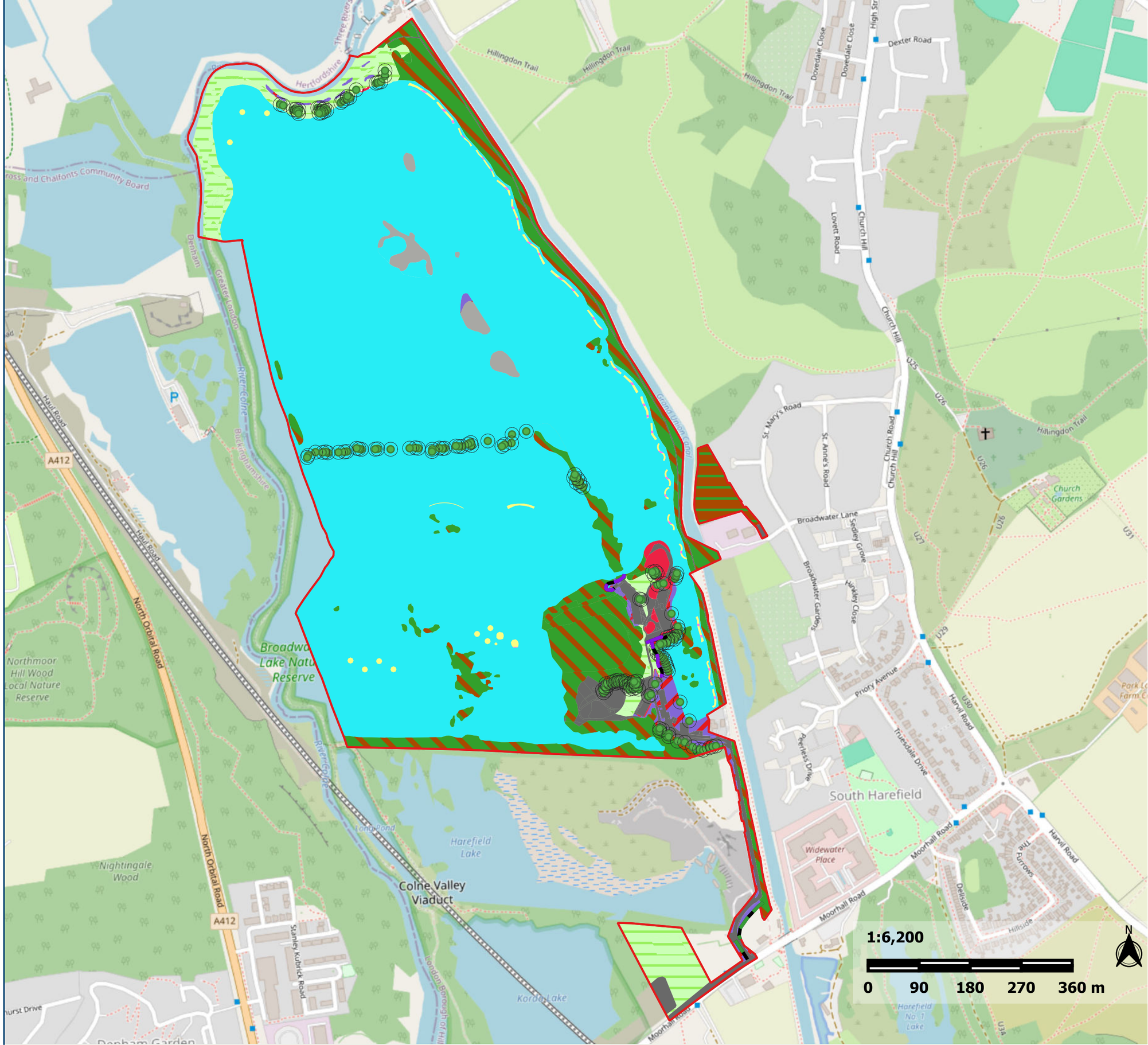
Title: Figure 3 Post-development Plan

Drawn by: LM
Date: 17/11/2025

Reviewed by: SH
Date: 17/11/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL



BROADWATER LAKE

Legend

Red Line Boundary

Individual trees

Small Rural Tree

Habitats

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Mixed scrub
- Moderate alkalinity lakes
- Other neutral grassland
- Reedbeds
- Watercourse footprint
- Ruderal/Ephemeral
- Wet woodland

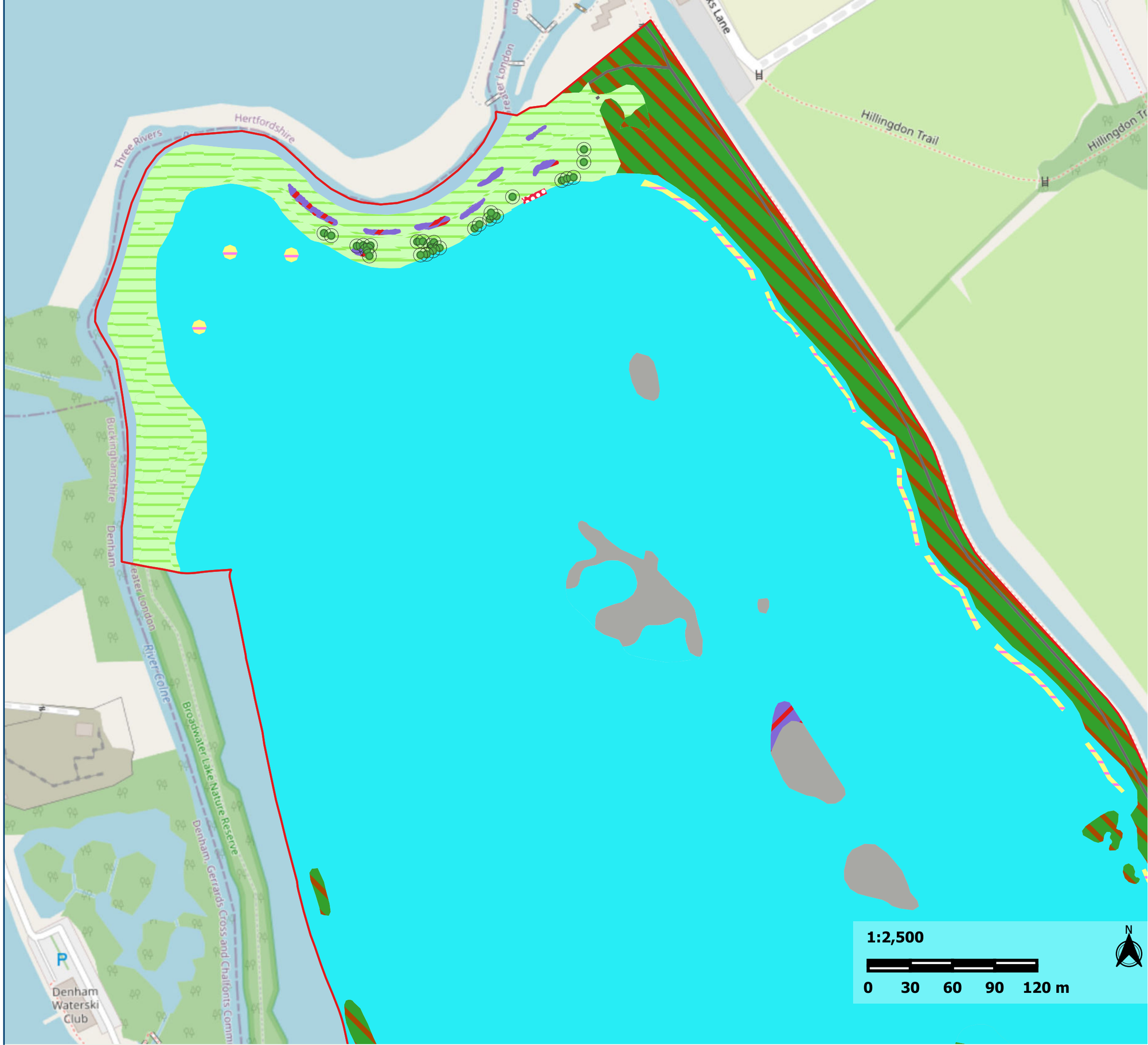
Title: Figure 3.1 Post-development Plan

Drawn by: LM
Date: 17/11/2025

Reviewed by: SH
Date: 17/11/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL



BROADWATER LAKE

Legend

Red Line Boundary

Individual trees

Small Rural Tree

Hedgerow

Species-rich native hedgerow

Habitats

- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Moderate alkalinity lakes
- Other neutral grassland
- Ponds (non-priority habitat)
- Reedbeds
- Ruderal/Ephemeral
- Wet woodland
- Bare ground

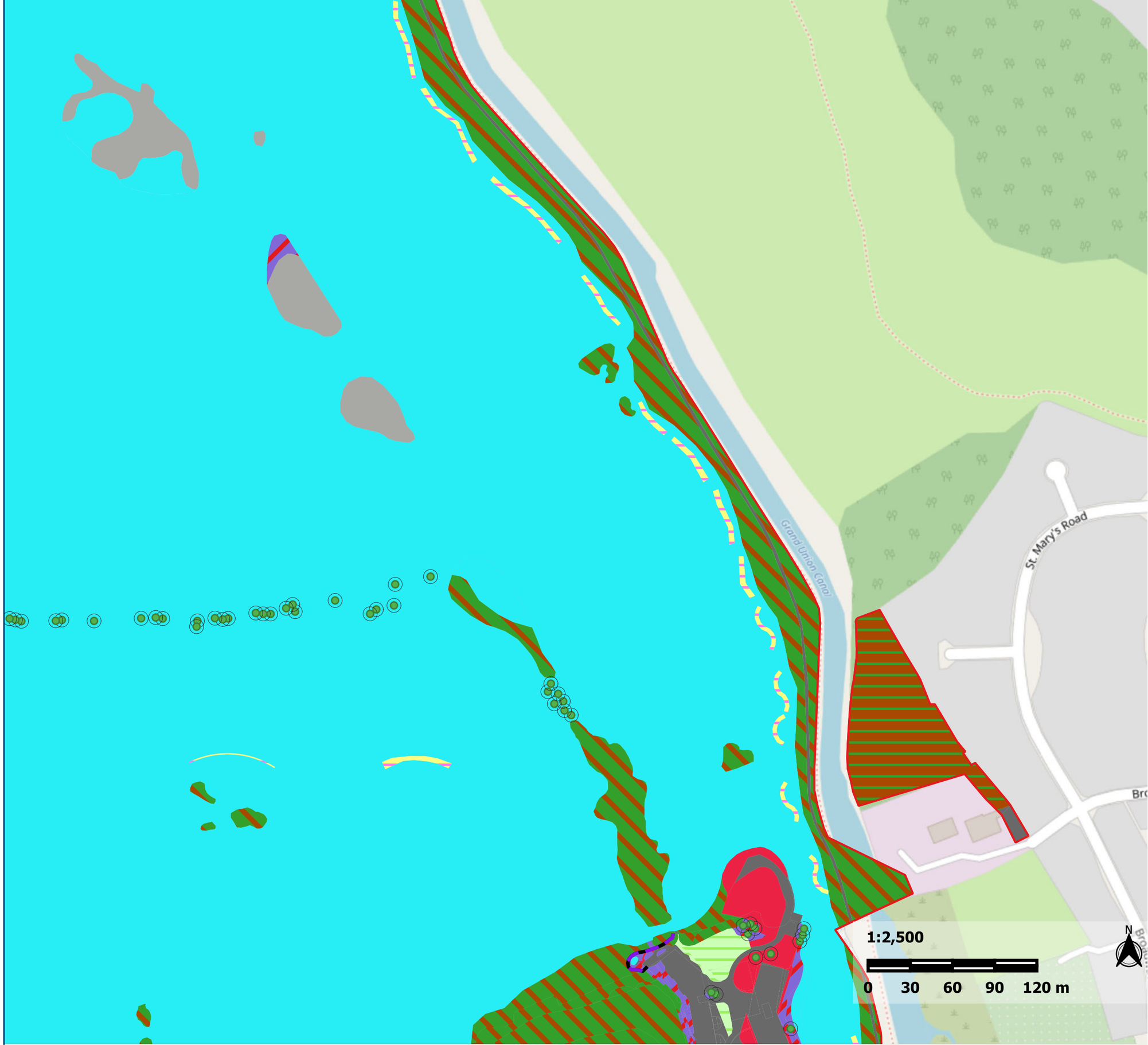
Title: Figure 3.2 Post-development Plan

Drawn by: LM
Date: 17/11/2025

Reviewed by: SH
Date: 17/11/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL



BROADWATER LAKE

Legend

Red Line Boundary

Individual trees

Small Rural Tree

Hedgerow

Species-rich native hedgerow

Habitats

- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Moderate alkalinity lakes
- Other neutral grassland
- Ponds (non-priority habitat)
- Reedbeds
- Ruderal/Ephemeral
- Wet woodland
- Bare ground

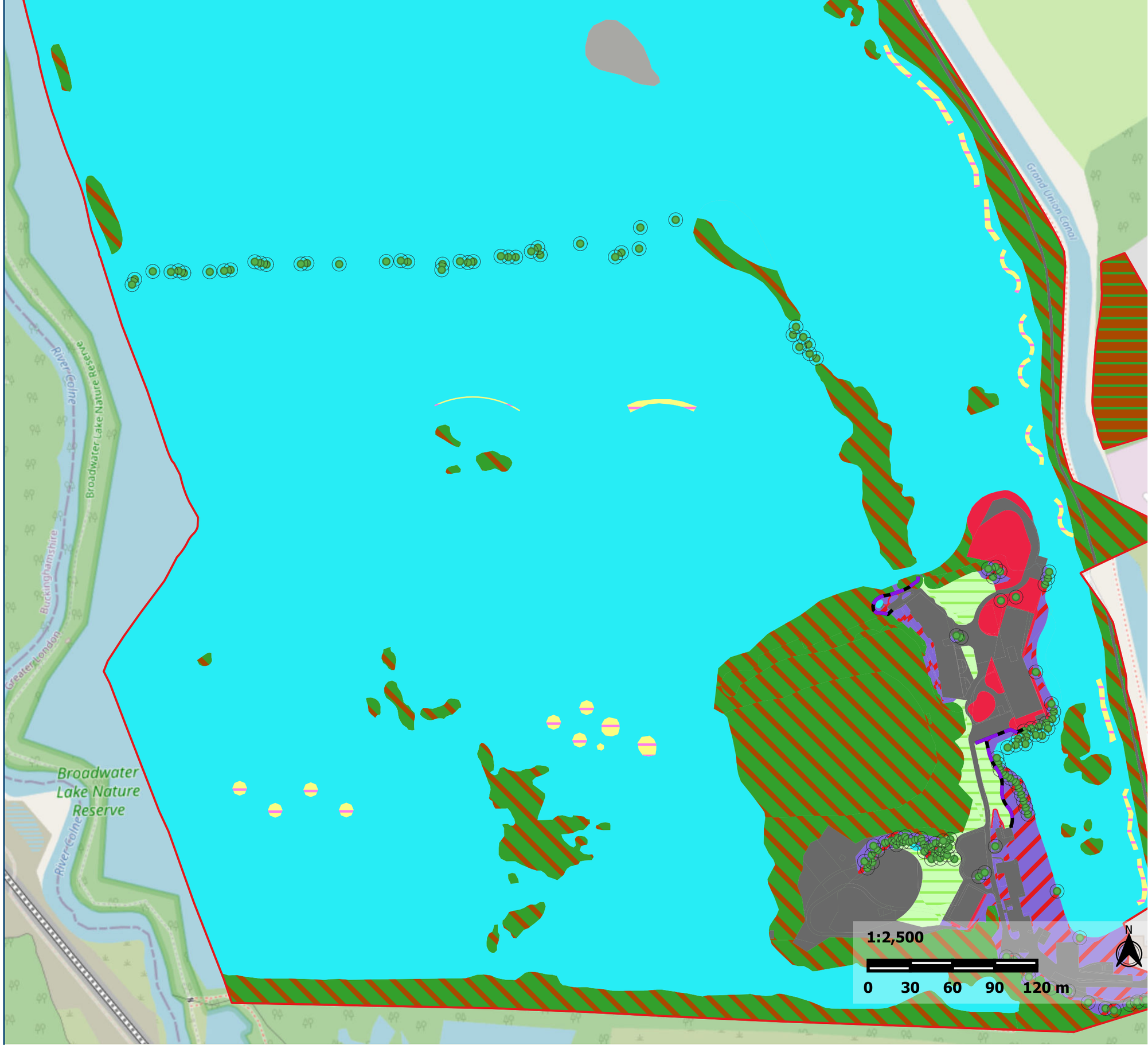
Title: Figure 3.3 Post-development Plan

Drawn by: LM
Date: 17/11/2025

Reviewed by: SH
Date: 17/11/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL



BROADWATER LAKE

Legend

Red Line Boundary

Individual trees

Small Rural Tree

Hedgerow

Species-rich native hedgerow

Habitats

- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Moderate alkalinity lakes
- Other neutral grassland
- Ponds (non-priority habitat)
- Reedbeds
- Wet woodland
- Bare ground

Title: Figure 3.4 Post-development Plan

Drawn by: LM
Date: 17/11/2025

Reviewed by: SH
Date: 17/11/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL

BROADWATER LAKE

Legend

Red Line Boundary

Individual trees

Small Rural Tree

Hedgerow

Line of trees

Habitats

- Developed land; sealed surface
- Mixed scrub
- Moderate alkalinity lakes
- Other neutral grassland
- Reedbeds
- Wet woodland
- Bare ground

Title: Figure 3.5 Post-development Plan

Drawn by: LM
Date: 17/11/2025

Reviewed by: SH
Date: 17/11/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL

BROADWATER LAKE

Legend

- Red Line Boundary

Habitats - Baseline

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Moderate alkalinity lakes
- Modified grassland
- Watercourse footprint
- Ruderal/Ephemeral
- Wet woodland

Title: Figure 2.1 Baseline Habitats

Drawn by: LM
Date: 14/08/2025

Reviewed by: SH
Date: 14/08/2025

Project: Hillingdon Water Sports Facility and Activity Centre

HARPER ENVIRONMENTAL

Appendix B Baseline Condition Assessments

Included Condition Assessment sheets (template available at https://assets.publishing.service.gov.uk/media/65c60f00cc433b000ca90b33/Statutory_Biodiversity_Metric_Condition_Assessments-_Feb24.xlsx):

Baseline or Proposed Habitats within the Red or Blue line	Appendix Ref	Habitat type
Baseline habitats	B	Modified grassland Bramble scrub Mixed scrub Willow scrub Open water – moderate alkalinity lake Sparsely vegetated land – ruderal / ephemeral Lowland mixed deciduous woodland (w1f7) Wet woodland Individual trees

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 - Broadwater Lake	**Survey date and Surveyor name**	05/08/2025 - Luke Measey									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		**Habitat parcel reference**										
		BSC and R.Colne	North of Moorhill Road	Roadside Moorhall Road								
		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.	Y	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	Y	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	N	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.	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								
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	Y	Y								
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	N	Y								
	Essential criterion achieved (Yes or No)	Y	N	N								
	Number of criteria passed	5	4	5								

Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 6 or 7 criteria including passing essential criterion A	Good (3)										
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Y									
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		Y	Y							

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – 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* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see separate Line of trees condition sheet for a line of Rural trees.

Habitat Description

Individual trees assessed in groups by location

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 must 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	Broadwater Lake		**Survey date and Surveyor name**	Luke Measey 08/08/2025							
			Survey reference (if relating to a wider survey)								
Limitations (if applicable)			**Habitat parcel reference**								
			G26	T50	G28	G27	G2	G3	G31	G32	G33	T49
			Grid 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).	N	Y	Y	N	Y	Y	N	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).	N	Y	N	N	N	N	N	N	N	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	Y	Y	Y	N	N	N	N	N	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.	N	Y	Y	N	N	N	N	N	N	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N	N	N	N	N	N	N	N	
	Number of criteria passed	1	5	4	2	2	2	1	0	2	4	

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

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 separate Line of trees condition sheet for a line of Rural trees.

Habitat Description

Individual trees assessed in groups by location

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 must 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	Broadwater Lake	**Survey date and Surveyor name**	Luke Measey 08/08/2025								
		Survey reference (if relating to a wider survey)									
Limitations (if applicable)		**Habitat parcel reference**									
		T72	T71	T56-58	G11	T11	T9	T46	T51		
		Grid 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	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].	N	N	N	N	N	N	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.	N	N	N	N	N	Y	N	N			
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	N	N	N	Y	Y	Y			
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N	N	N	N	N	N			
	Number of criteria passed	2	3	2	1	2	4	4	4			

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

Condition Sheet: LAKE Habitat Type

Habitat Types

Lakes - Aquifer fed naturally fluctuating waterbodies
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental lakes, or use Pond condition sheet for Ornamental ponds and pools]
Lakes - High alkalinity lakes
Lakes - Low alkalinity lakes
Lakes - Marl lakes
Lakes - Moderate alkalinity lakes
Lakes - Peat lakes
Lakes - Reservoirs
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary lakes, or use Pond condition sheet for Temporary ponds and pools]

Habitat Description

The main lake on site

See Water Framework Directive:

WFD Lakes typologies description			

For 'Aquifer fed naturally fluctuating waterbodies', 'Reservoirs' and 'Temporary lakes, ponds and pools' see UK Habitat Classification:

UKHab			

Condition Assessment Criteria

The Freshwater Biological Association 'Habitat Naturalness Assessment' is used to assess the condition of lakes. Scores for four attributes (physical, hydrological, chemical, and biological naturalness) are averaged to generate an overall 'habitat naturalness assessment score' which can then be translated into a condition score for use in the metric (see below).

There are other elements considered in the lake naturalness assessment, but these are not included when calculating the condition assessment score.

Details of the methodology for assessing naturalness of lakes are available at:
Contribute naturalness data – Discovering Priority Habitats in England

The key documents are:
Lake naturalness assessment – guidance document (PDF)
Annex I – Printable lake naturalness survey form to use in field (PDF)
Annex II – Physical naturalness photographs (PDF)
Annex-III - Hydrological naturalness photographs (PDF)
Annex IV – Chemical naturalness photographs (PDF)
Annex V – Plant functional group photographs (PDF)
Annex VI – Further species recording (PDF)

We encourage recording of data on lakes on the Freshwater Biological Association 'Habitat Naturalness Assessment' website portal:
Contribute data – Discovering Priority Habitats in England (wpengine.com)

On-site or off-site, site name and location	Broadwater lake	**Survey date and Surveyor name**	Steph Harper
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

Average 'Habitat Naturalness Assessment' Class	Condition Assessment Score	Score Achieved
1 Natural	Good (3)	-2
2	Fairly good (2.5)	
3	Moderate (2)	
4	Fairly poor (1.5)	
5 Least natural	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

Habitat Description

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	**Survey date and Surveyor name**	Luke Measey - 08-08-25
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	
		western line of trees	southern line of trees
		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	N								
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	Y	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.	N	Y	N								
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	N	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								
	Number of criteria passed	1	4	2								

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)	Y		Y							

Suggested enhancement interventions to improve condition score

Footnotes

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

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 - Broadwater Lake	**Survey date and Surveyor name**			05/08/2025 - Luke Measey							
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		**Habitat parcel reference**										
		mixed scrub adjacent to	Willow scrub within area of	Mixed scrub on island								
		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* or box *Buxus sempervirens* , which can be up to 100% cover).	N	Y	Y								
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	N	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.	N	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	N								
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	Y	Y								
	Number of criteria passed	2	4	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	Y							
Passes 2 or fewer criteria	Poor (1)	Y									

Suggested enhancement interventions to improve condition score

Condition Sheet: URBAN Habitat Type

Habitat Types

Sparsely vegetated land - Ruderal/Ephemeral
Sparsely vegetated land - Tall forbs
Urban - Allotments
Urban - Biodiverse green roof
Urban - Bioswale
Urban - Cemeteries and churchyards
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Intensive green roof
Urban - Open mosaic habitats on previously developed land
Urban - Rain garden
Urban - Sustainable drainage system (SuDS)
Urban - Vacant or derelict land
Urban - Bare ground

Habitat Description

Ruderal / ephemeral on islands

See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: ukhab – UK Habitat Classification

On-site or off-site, site name and location	Broadwater Lake	**Survey date and Surveyor name**	Steph Harper - 2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	
		Islands - Ruderal/ ephemer	
		Grid reference	

Condition Assessment Criteria													
		Criterion passed (Yes or No)											**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:													
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N											uniform structure due to small area and unvarying ground conditions
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.	Y											
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y											
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:													
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.												
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:													
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].												
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.												
Additional Criterion - must be assessed for **Intensive green roofs** only:													
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).												
Additional Criterion - must be assessed for **Biodiverse green roofs** only:													

G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**												
Essential criteria relevant for habitat type achieved (Yes or No)		Y											
Number of criteria passed		2											
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**											
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:													
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)												
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	Y											
• Passes 0 or 1 of 3 core criteria.	Poor (1)												
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):													
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)												
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)												
• Passes 0 or 1 of 4 criteria.	Poor (1)												
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):													
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)												
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)												
• Passes 2 or fewer of 5 criteria.	Poor (1)												
Suggested enhancement interventions to improve condition score													
Footnotes													

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

Wet woodland at peninsula (various blocks) and along access road from Moorhall Road to the entrance to the peninsula

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:

Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location	Broadwater Lake	**Survey date and Surveyor name**	Luke Measey July 2025	**Habitat parcel reference**											
				REF1	REF2	REF3	REF4		REF6	REF7	REF8	Acces s road			
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**		**Grid reference**											

Condition Assessment Criteria

	Indicator	**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**										**Notes (such as justification)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	2	1	1		2	2	2	1		
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	3	3	3		3	3	3	3		
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	2	2	2	2		1	2	1	2		
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	3	3	2	3		3	3	3	2		
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	3	3	3		3	3	3	3		
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3	2	1	2		3	2	3	2		
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	1	2	1		2	2	2	2		

H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	3	3	3		2	2	3	2		
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	2	1	1	1		2	1	2	1		
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	3	2	1	1		3	2	2	2		
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	2	1	1	1		2	2	1	2		
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	3	1	1	2		3	3	3	2		
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	1	1	1	2		1	1	1	1		
				Total Score (out of a possible 39)	32	25	22	25		30	28	29	25		

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

Suggested enhancement interventions to improve condition score

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

A Lowland mixed deciduous woodland east of canal // B Woodland adjacent to canal and by BSC

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:

Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location		**Survey date and Surveyor name**		**Habitat parcel reference**											
				A	B										
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**		**Grid reference**											

Condition Assessment Criteria

	Indicator	**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**										**Notes (such as justification)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.		3									
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].		3									
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.		2									
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.		3									
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].		3									
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].		3									
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].		3									

H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].		3									
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.		1									
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].		2									
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.		1									
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].		1									
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].		3									
				Total Score (out of a possible 39)		31									

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

Suggested enhancement interventions to improve condition score

Appendix C Proposed Habitat Condition Assessments

Baseline or Proposed Habitats within the Red or Blue line	Appendix Ref	Habitat type
Proposed habitats in the red line – created	C	Other neutral grassland Scrub – bramble, mixed, willow – enhanced to mixed scrub or wet woodland Open water – moderate alkalinity lake Ponds Bare ground and green wall (ground based) Reedbeds Woodland - lowland mixed deciduous, wet Individual trees

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

Proposed habitats:
A - mixed scrub next to grassland areas
B - mixed scrub next to hard standing

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	Broadwater Lake	**Survey date and Surveyor name**	Luke Measey August 2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	A, B
		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* or box *Buxus sempervirens*, which can be up to 100% cover).	Y	Y									
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	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	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	N									
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	Y									
	Number of criteria passed	3	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	Y								
Passes 2 or fewer criteria	Poor (1)										

Suggested enhancement interventions to improve condition score

Condition Sheet: URBAN Habitat Type

Habitat Types

Sparsely vegetated land - Ruderal/Ephemeral
Sparsely vegetated land - Tall forbs
Urban - Allotments
Urban - Biodiverse green roof
Urban - Bioswale
Urban - Cemeteries and churchyards
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Intensive green roof
Urban - Open mosaic habitats on previously developed land
Urban - Rain garden
Urban - Sustainable drainage system (SuDS)
Urban - Vacant or derelict land
Urban - Bare ground

Habitat Description

Proposed habitats:
A- gravel seed planting and grasscrete areas
B- beach
C -green wall

See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: ukhab – UK Habitat Classification

On-site or off-site, site name and location	Broadwater Lake	**Survey date and Surveyor name**	Luke Measey August 2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	A / B / C
		Grid reference	

Condition Assessment Criteria													
		Criterion passed (Yes or No)											**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:													
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	N	Y									
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.	Y	N	Y									
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y	Y	Y									
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:													
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.												
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:													
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].												
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.												
Additional Criterion - must be assessed for **Intensive green roofs** only:													
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).												
Additional Criterion - must be assessed for **Biodiverse green roofs** only:													

G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**											
Essential criteria relevant for habitat type achieved (Yes or No)		Y	Y	Y								
Number of criteria passed		2	1	3								
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)			y								
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	Y										
• Passes 0 or 1 of 3 core criteria.	Poor (1)		Y									
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)											
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 4 criteria.	Poor (1)											
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)											
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 2 or fewer of 5 criteria.	Poor (1)											
Suggested enhancement interventions to improve condition score												
Footnotes												

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

Woodland - proposed
A - Wet woodland on northern tip of peninsula adjacent to beach
B - access road wet woodland
1-8 - wet woodland parcels on peninsula and island #8

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:

Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location	Broadwater Lake	**Survey date and Surveyor name**	Luke Measey August 2025	**Habitat parcel reference**									
				A	REF1	REF 2	REF3	REF 4	REF 5	REF 6	REF 7	REF8	B
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**		**Grid reference**									

Condition Assessment Criteria

	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator										Notes (such as justification)
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	2	2	2	2	2	2	2	2	2	
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	3	3	3	3	3	3	3	3	3	
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	3	3	3	3	3	3	3	3	3	
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	3	3	3	3	3	3	3	3	3	3	
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	3	3	3	3	3	3	3	3	3	
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	2	3	3	3	2	2	3	2	3	3	
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	3	2	2	2	2	2	2	3	2	2	

H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	2	3	3	3	3	3	2	2	3	2	
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	2	2	2	2	2	2	2	2	2	2	
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	3	3	3	3	3	3	3	3	3	3	
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	2	2	1	1	1	1	2	2	1	2	
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	3	3	3	3	3	3	3	3	3	3	
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	2	2	2	2	2	2	2	2	2	2	
				Total Score (out of a possible 39)	33	34	33	33	33	33	33	33	33	33	

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

Suggested enhancement interventions to improve condition score

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

Other neutral grassland - all proposed created and enhanced grassland parcels

ukhab – UK Habitat Classification

On-site or off-site, site name and location	Broadwater Lake	**Survey date and Surveyor name**	Stephanie Harper August 2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	All
		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, 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].	Y	
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.	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.**	Y	
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	Y	

Number of criteria passed		6										
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)	Y										
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: 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 separate Line of trees condition sheet for a line of Rural trees.

Habitat Description

A - individual trees within soft landscaping - new created
B - willow tree planting - new created
C- existing trees to be enhanced

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 must 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	Broadwater Lake	**Survey date and Surveyor name**	Stephanie Harper August 2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	A / B / C
		Grid 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	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	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	N	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	N	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	N	Y	
	Number of criteria passed	4	4	5	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**		
Passes 5 or 6 criteria	Good (3)			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: LAKE Habitat Type

Habitat Types

Lakes - Aquifer fed naturally fluctuating waterbodies
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental lakes, or use Pond condition sheet for Ornamental ponds and pools]
Lakes - High alkalinity lakes
Lakes - Low alkalinity lakes
Lakes - Marl lakes
Lakes - Moderate alkalinity lakes
Lakes - Peat lakes
Lakes - Reservoirs
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary lakes, or use Pond condition sheet for Temporary ponds and pools]

Habitat Description

See Water Framework Directive:
WFD Lakes typologies description
For 'Aquifer fed naturally fluctuating waterbodies', 'Reservoirs' and 'Temporary lakes, ponds and pools' see UK Habitat Classification:
UKHab

Condition Assessment Criteria

The Freshwater Biological Association 'Habitat Naturalness Assessment' is used to assess the condition of lakes. Scores for four attributes (physical, hydrological, chemical, and biological naturalness) are averaged to generate an overall 'habitat naturalness assessment score' which can then be translated into a condition score for use in the metric (see below).

There are other elements considered in the lake naturalness assessment, but these are not included when calculating the condition assessment score.

Details of the methodology for assessing naturalness of lakes are available at:

Contribute naturalness data – Discovering Priority Habitats in England

The key documents are:
Lake naturalness assessment – guidance document (PDF)
Annex I – Printable lake naturalness survey form to use in field (PDF)
Annex II – Physical naturalness photographs (PDF)
Annex - III Hydrological naturalness photographs (PDF)
Annex IV – Chemical naturalness photographs (PDF)
Annex V – Plant functional group photographs (PDF)
Annex VI – Further species recording (PDF)

We encourage recording of data on lakes on the Freshwater Biological Association 'Habitat Naturalness Assessment' website portal:
Contribute data – Discovering Priority Habitats in England (wpengine.com)

On-site or off-site, site name and location	Broadwater Lake - proposed enhanced condition	**Survey date and Surveyor name**	Stephanie Harper November 2024 checked August 2025
		Survey reference (if relating to a wider survey)	
		Habitat parcel reference	
Limitations (if applicable)		Lake	
		Grid reference	

Average 'Habitat Naturalness Assessment' Class	Condition Assessment Score	Score Achieved
1 Natural	Good (3)	
2	Fairly good (2.5)	Y
3	Moderate (2)	
4	Fairly poor (1.5)	
5 Least natural	Poor (1)	

Suggested enhancement interventions to improve condition score

Improve condition from moderate to fairly good by A) improving physical naturalness (added islands, changed topography to increase shallowness and depth, greater areas of macrophytes) and B) aim to reduce nutrient concentrations within the lake and thereby reduce algal content of water to increase clarity. Achieved through higher percentage of macrophytes on floating islands, emergent beds and aquatic planting on coir mattresses. Long term water quality monitoring (temperature, DO, turbidity) to set targets for improvement and monitor progress. Studies of zoo / phytoplankton, manipulation of biofauna over 10+ years. Other measures that may generate improvements are pumps for water circulation of isolated areas, and solar pumps / bubblers for increased dissolved oxygen (DO) during hot summers.

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

Future proposed ponds // A- south pond at peninsula // B - north pond at peninsula // C - pond at former Broadwater Sailing Club

ukhab – UK Habitat Classification

For ponds (non-priority) – see the Statutory Biodiversity Metric Technical Annex 2.

On-site or off-site, site name and location	Broadwater Lake	**Survey date and Surveyor name**	Luke Measey August 2025
		Survey reference (if relating to a wider survey)	

Limitations (if applicable)		**Habitat parcel reference**										
		A	B	C								
		Grid 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	Y	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	N	Y								
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Y	Y	Y								
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Y	Y	Y								
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	Y	Y	Y								
F	There is an absence of listed non-native plant and animal species[3].	Y	Y	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	Y	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	y	Y								
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	N	N	Y								
	Number of criteria passed	8	6	9								

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)	

I	The reedbed has a diverse structure with between 60% and 80% reeds *Phragmites australis*. Other areas may include open water (at least 10%), species-rich fen and or wet woodland.	Y											
Additional Criterion - must be assessed for **Floodplain wetland mosaic and CFGM** only:													
J	All ditches recorded within the habitat achieve Good condition as assessed using the Ditch condition sheet.												
Essential criterion achieved (required for Good condition) Yes or No:		Y											
Number of criteria passed		7											

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										
Results for habitats requiring assessment of 6 criteria (Depression on peat substrates (H7150) and Oceanic valley mire [1] (D2.1)):												
•Passes 5 or 6 core criteria, including criterion A.	Good (3)											
•Passes 3 or 4 core criteria; OR •Passes 5 core criteria but fails criterion A.	Moderate (2)											
•Passes 2 or fewer core criteria.	Poor (1)											
Results for habitats requiring assessment of 7 criteria - core criteria and additional criterion specified for habitat type - all habitat types except Depression on peat substrates (H7150) and Oceanic valley mire [1] (D2.1):												
•Passes 5 or 6 core criteria including criterion A; AND •Passes additional criterion G, H, I or J (choose the one specified for the habitat type).	Good (3)	Y										
•Passes 4 or 5 of 7 criteria; OR •Passes 6 of 7 criteria but fails criterion A or additional criterion G, H, I or J (choose the one specified for the habitat type).	Moderate (2)											
•Passes 3 or fewer criteria.	Poor (1)											

Suggested enhancement interventions to improve condition score

Condition Sheet: WETLAND Habitat Type

Habitat Types

Grassland - Floodplain wetland mosaic and CFGM - See the Statutory Biodiversity Metric User Guide.
Wetland - Blanket bog
Wetland - Depression on peat substrates (H7150)
Wetland - Fens (upland and lowland)
Wetland - Lowland raised bog
Wetland - Oceanic valley mire [1] (D2.1)
Wetland - Purple moor grass and rush pastures
Wetland - Reedbeds
Wetland - Transition mires and quaking bogs (H7140)

Habitat Description

Reedbeds - floating - proposed habitat

For Oceanic valley mires - see EUNIS

See the Statutory Biodiversity Metric User Guide for Floodplain wetland mosaic (FWM) and coastal and floodplain grazing marsh (CFGM). For CFGM also see the below:

Coastal and floodplain grazing marsh UK BAP Priority Habitat description

Priority Habitat Inventory (England) - data.gov.uk

All other wetland habitats - see UK Habitat Classification (UKHab):

UKHab

On-site or off-site, site name and location	Broadwater Lake	**Survey date and Surveyor name**	Luke Measey August 2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	
		Grid reference	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - must be assessed for **all wetland habitat types**:			
A	The water table is at, or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. **Note - this criterion is essential for achieving Good condition.**	Y	
B	The parcel represents a good example of its specific habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present.[1]	Y	
C	The water supplies (groundwater, surface water and or rainwater) to the wetland are of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y	
D	Cover of scrub and scattered trees are less than 10%.	Y	
E	Cover of bare ground is less than 5%.	Y	
F	There is an absence of invasive non-native plant species[2] (as listed on Schedule 9 of WCA[3]) and species indicative of suboptimal condition[4] make up less than 5% of ground cover.	Y	
Additional Criterion - must be assessed for **Fen and Purple moor grass and rush pasture** habitats only:			
G	No more than 25% of the habitat area has a continuous cover of litter (such as dead vegetation) preventing regeneration.		
Additional Criterion - must be assessed for **Bog** habitats only:			
H	Sphagnum moss *Sphagnum* spp. and cottongrasses *Eriophorum* spp. are at least Frequent[5]. Cover of ericaceous dwarf shrubs[6] is less than 75%.		
Additional Criterion - must be assessed for **Reedbed** habitats only:			

Passes 4 or fewer criteria	Poor (1)											
Results for non-woodland ponds which require assessment of 9 criteria												
Passes 9 criteria	Good (3)			Y								
Passes 6 to 8 criteria	Moderate (2)	y	y									
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: