

25 NEW ROAD, HARLINGTON

**BIODIVERSITY NET GAIN
ASSESSMENT**



A Report to: London Mortgage Group

Date: May 2026

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1. INTRODUCTION

1.1 BACKGROUND

In April 2026, London Mortgage Group commissioned MMEcology to undertake a Biodiversity Net Gain Assessment at 25 New Road in Harlington. This assessment is required to inform a planning application associated with the Demolition of the existing structures and the erection of nine new dwellings with associated access and hard and soft landscaping.

To fulfil the above brief, it was necessary to assess the existing ecological interest of the site. Therefore, a walkover survey was undertaken on 8 May 2026. This document outlines the survey findings and interprets the outcome of the Metric using the Statutory Biodiversity Metric to calculate the value of the site before and after development.

1.2 SITE DESCRIPTION

The application site comprises a residential property and its private garden, as well as a separate commercial area used as a car dealership to the rear of the dwelling, with a separate access along the southern boundary of the site. The site is centred at National Grid Reference TQ 08414 77289.

The site is situated within an urban setting with residential buildings and their private gardens to the north. Immediately to the west is New Road with further dwellings beyond. To the east, south and north is a large grass field. Figure 1 shows the site location plan, with Figure 2 showing the proposed site plan and Figure 3 showing the location of the site in the wider landscape.

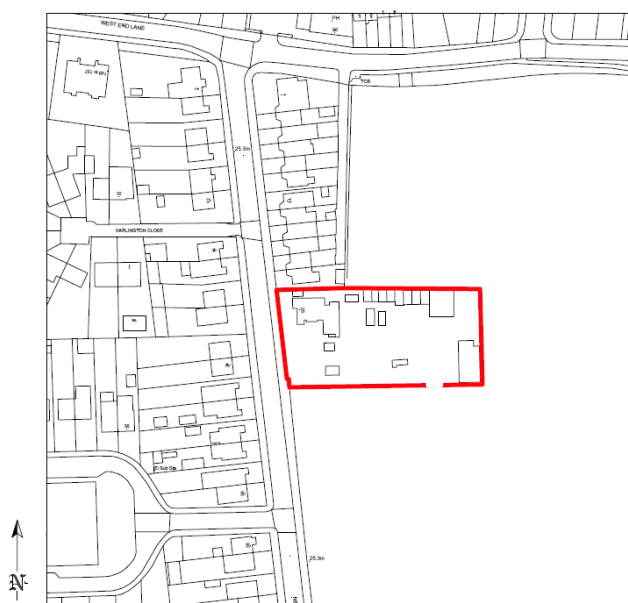


Figure 1. Site location plan

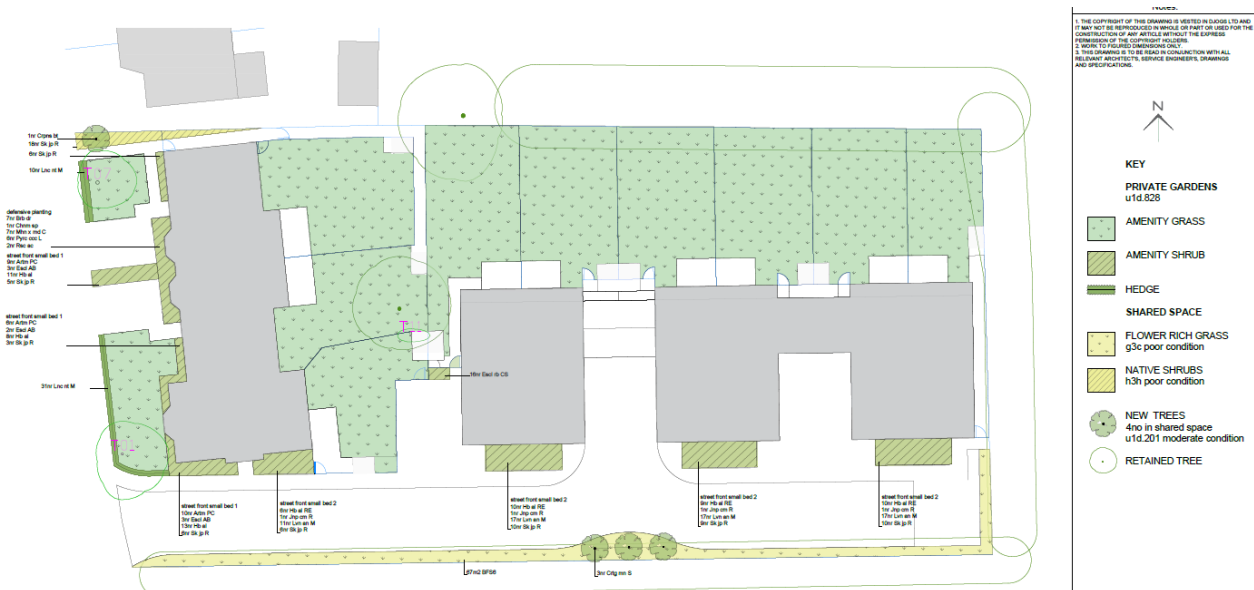


Figure 2. Proposed site plan

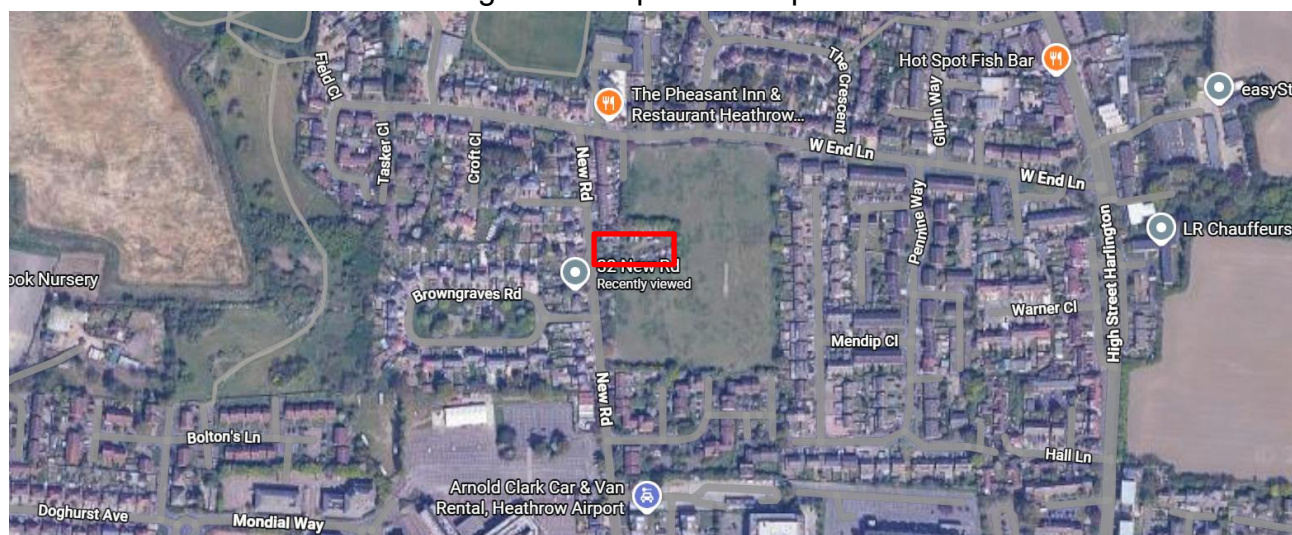


Figure 3. Location of the application site in the wider landscape (Source: Google maps)

2. METHODOLOGIES

2.1 DESK STUDY

An ecological desk study was conducted in May 2026 to determine the presence of any designated nature conservation sites within a 1km radius of the site. The desk study involved obtaining information from statutory organisations which hold ecological data relating to the survey area, including:

- Natural England - Multi Agency Geographic Information for the Countryside (MAGIC) online database (<http://magic.defra.gov.uk>)

The desk study included a search for European and UK statutory nature conservation sites, within a 1km radius of the site.

2.2 UKHAB SURVEY

The walkover survey was conducted following the UKHab Survey methodology and the Institute of Environmental Assessment (IEA, 1995). The aim was to provide a record of habitats that are present on site. During the survey, the presence, or potential presence, of protected species was also noted.

UKHab has been designed to build on this existing Phase 1 Habitat Survey system. *It is a fully translatable, hierarchical system that integrates with all major classifications in use in the UK. The system includes translation tables that allow legacy datasets to be translated into UKHab and for habitat data collected using other systems to be seamlessly integrated. The combination of primary habitats and secondary codes is a major strength of the system, allowing habitat mosaics, habitat management, origins and other environmental and species features to be added directly to each coded primary habitat. This removes the need for complex target notes and substantially increases consistency and spatial accuracy of recording important features by attaching secondary codes directly to habitat polygons or linear features.* Therefore, for each habitat type recorded on site, the UKHab category was added.

2.3 BIODIVERSITY NET GAIN

This Biodiversity Net Gain Assessment was undertaken using DEFRA's Statutory Metric. The Metric provides a score which represents the biodiversity value of each area of habitat by applying multipliers, based on a number of components of biodiversity quality. These components include:

- Habitat Type - Areas of existing habitat that make up the on-site baseline were identified during the walkover survey of the site, using the UKHAB classifications.

- **Habitat Area** - Areas of existing, retained and proposed habitats were mapped and measured on site and by using the available drawings for the site and aerial imagery. These measurements are therefore approximate.
- **Habitat Distinctiveness** - The Habitat Distinctiveness scores are automatically assigned by the Metric.
- **Habitat Condition** - The condition of a habitat represents its relative quality judged against the perceived ecological optimum state for that particular habitat type. The condition of existing habitats was assessed during the Condition Assessment Field Survey undertaken in May 2026, where applicable. The condition assessment was based on the criteria within the Biodiversity Metric Technical Supplement. For proposed habitat creation a 'Target Condition' is assigned, which is the condition that it is proposed the habitat will achieve post-development and is based on the same criteria as the condition assessment.
- **Strategic Significance** - The Strategic Significance multiplier gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives. Sites located within the Local Nature Recovery Strategy are considered to be areas with high strategic significance.
- **Difficulty Risk** - This is the risk associated with the delivery of biodiversity creation or enhancement due to uncertainty in the effectiveness of techniques to create or restore a particular habitat type.
- **Temporal Risk** - For some habitat types, it can take a long time to achieve the Target Condition. The temporal risk multiplier reflects this temporary reduction in quality.
- **Spatial Risk** - Where habitat creation is being undertaken to offset habitat loss as a result of the proposals, it is beneficial for such offsetting to be delivered in proximity to the original loss, ideally within the site itself. For offsetting delivered further afield a negative multiplier is applied.

Once these calculations are completed, a pre- and post-development biodiversity value of the site is provided, which allows an assessment to be made of the net biodiversity losses or gains at the site.

The pre-development biodiversity value of the site is based on the current baseline of the habitats on site as recorded during the UKHAB survey and Habitat Condition Assessment survey undertaken in May 2026, where applicable. May is within the accepted window for undertaking such surveys. The post-development biodiversity value of the site is based on information provided by the client, the Proposed Site Layout and the Soft Landscaping Plan.

3. RESULTS

3.1 INTRODUCTION

The Metric Calculations has been provided as a stand-alone Excel Spreadsheet, with the summary metric calculations provided in Appendix 3. Other documents which should be read in conjunction with this report are the Baseline Habitat Map (Appendix 1), Post-development Habitat Map (Appendix 2), pre-development Habitat Condition Assessment Sheets (Appendix 4) and post-development Habitat Condition Assessment Sheets (Appendix 5).

3.2 PRE-DEVELOPMENT HABITAT

The current baseline habitats on site as classified according to the UKHAB classification and baseline units are shown in Table 1 and discussed below:

u1b5 Developed land, buildings

In the north-western corner of the site is a vacant dwelling, a single-storey bungalow with rendered walls and a pitched roof covered by slates. Within the residential curtilage there is also a greenhouse and a timber shed. Within the commercial area of the site are also a number of outbuildings (e.g. porta cabin, workshop, etc.).



Figure 4. View of the bungalow and shed within the residential curtilage



Figure 5. Example of outbuildings within the commercial area



Figure 6. Example of outbuildings within the commercial area



Figure 7. Example of outbuildings within the commercial area

u1b Developed land, sealed surface

There are areas of tarmacked or concrete hardstanding on site, associated with the commercial part of the application site, in the form of access track and areas used for storing vehicles.



Figure 8. Example of the hardstanding on site

u1c Artificial unvegetated – unsealed surface

The commercial part of the application site supports areas of unsealed surface in the form of gravel areas used for storage of vehicles. Small areas of the unsealed surfaces had become colonised by grasses and forbs such as dandelion *Taraxacum officinale*, spear thistle *Cirsium vulgare*, Yorkshire fog *Holcus lanatus*, barren brome *Bromus sterilis*, nettle *Urtica dioica*, ribwort plantain *Plantago lanceolata*, creeping buttercup *Ranunculus repens*, annual meadow grass *Poa annua*, herb-Robert *Geranium robertianum*, wall barley *Hordeum murinum* and Spanish bluebell *Hyacinthoides hispanica*.



Figure 9. Example of unsealed surfaces on site

u1 828 Vegetated garden

In the north-western corner of the site is a private garden forming the private curtilage of 25 New Road. The garden was unmanaged and overgrown at the time of survey, with bramble *Rubus fruticosus* agg. and discarded waste to the north, a number of small trees, areas of bare ground, ornamental shrubs, piles of waste, areas of hardstanding and species such as Spanish bluebell, sweet pea *Lathyrus odoratus*, barren brome, dandelion, bramble, cleavers *Galium aparine*, meadow grass, green alkanet *Pentaglottis sempervirens* and shepherd's purse *Capsella bursa-pastoris*.



Figure 10. View of the private garden of no. 25



Figure 11. View of the private garden of no. 25

g4 Modified grassland

There are two distinct areas of grassland within the commercial part of the application site, likely to have previously formed part of the private garden. These are located in the west and centre of the site. The grassland in the west supports large areas of bare ground and is in poor condition, due to failing criterion A (this area supports <6 species in 1sqm), criterion B (this area supports a uniform sward height) and criteria D (physical damage in the form of areas of bare ground and hardcore deposition is evident) and E (cover of bare ground is estimated to be >10%). The grassland in the centre is also in poor condition for failing criteria A and B. Species recorded in the grassland include perennial rye-grass *Lolium perenne*, nettle, dandelion, barren brome, dove's-foot crane's-bill *Geranium molle*, shepherd's purse, cleavers and bramble.



Figure 12. View of the modified grassland in the west



Figure 13. View of the modified grassland in the centre

h3d Bramble scrub

Due to lack of management on site, a small area of bramble scrub with a sycamore *Acer pseudoplatanus* sapling has developed along the outbuildings located in the north-eastern corner of the commercial use area.

h3b Hazel scrub

A small area of hazel *Corylus avellana* scrub is located along the eastern boundary of the site. Within this area there are discarded tyres. This habitat is appointed a poor condition due to failing all criteria, with the exception of criterion C (absence of invasive non-native species).



Figure 14. View of hazel scrub on site

u 847 Introduced shrub

A small area of ornamental shrub (wisteria *Wisteria sinensis* with bramble) has developed along the gate to the access track leading to the commercial area of the site.



Figure 15. View of introduced shrub on site

u32 Scattered trees

There are 4no. trees located within the private garden of no. 25. These include magnolia *Magnolia sp.*, Norway spruce *Picea abies* and holly *Ilex aquifolium*. These trees have a Diameter at Breast Height (DBH) of $\leq 30\text{cm}$, meaning the trees within the private garden are classified as small trees based on the Metric User Guide. Page 30 of The Small Sites Metric (Statutory Biodiversity Metric) User Guide (July 2024) clearly states that when recording baseline trees within private gardens, only medium, large and very large individual trees should be counted. This information is available at: https://assets.publishing.service.gov.uk/media/669e46e0ab418ab055592a25/The_Small_Sites_Metric_Statutory_Biodiversity_Metric_-_User_Guide_23.07.2024_.pdf Therefore, whilst the trees within the private garden have been on the baseline plan for information, they have not been included in the Meric calculations as per the User Guide.

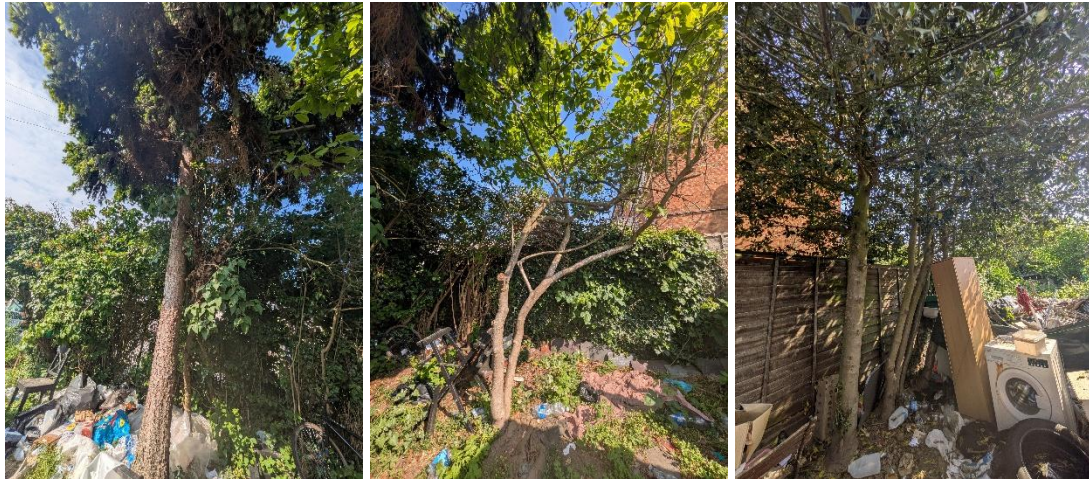


Figure 16. View of the trees within the private garden

A number of trees are also located within the commercial use area of the site, with species present including walnut *Juglans regia*, elder *Sambucas nigra*, apple *Malus sp.* and wild cherry *Prunus avium*. Full details of the trees on site are available in the ARBORICULTURAL SURVEY (arbtech, July 2024). This report confirms that these trees have a DBH of $\leq 30\text{cm}$ and therefore have been classified as small trees. All trees on site are in moderate condition.

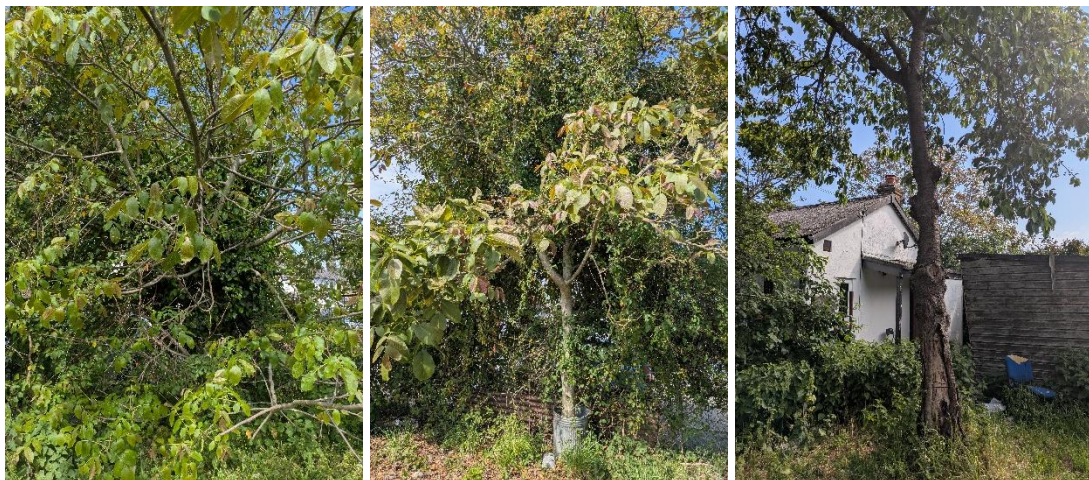


Figure 17. Example of trees within the commercial use area

Table 1 below show the baseline habitats present on site and the number of habitat units they generate.

Broad Habitat	Habitat type	Total Area (ha)	Total habitat units onsite
Urban	Artificial unvegetated, unsealed surface	0.0925	0.00
Urban	Developed land; sealed surface	0.0878	0.00
Grassland	Modified grassland	0.0222	0.04
Urban	Vegetated garden	0.0181	0.04
Heathland and shrub	Bramble scrub	0.0005	0.00
Individual trees	Urban tree	0.0285	0.23
Urban	Introduced shrub	0.0001	0.00
Heathland and shrub	Hazel scrub	0.0001	0.00

Table 1. Pre-development habitat units on site

The total current on-site baseline habitat units are 0.31. There are no hedgerows on site and therefore the current on-site baseline hedgerow units are 0.00.

3.3 POST-DEVELOPMENT HABITATS

Post-development habitats as classified according to the UKHAB classification and the units they will generate are shown in Table 2 and includes:

u1b Developed land, sealed surface

This includes the new dwellings on site, car parking spaces, paved areas and access roads.

u828 Vegetated garden & 829 Unvegetated garden

The new dwellings will support a private rear garden, laid to lawn with patios and bin/bike storage areas.

u32 Urban trees

4no. small native trees will be planted within areas of grassland and scrub, located outside the private garden areas. The trees will be a native species such as cherry *Prunus sp.*, hawthorn *Crataegus monogyna* and pear *Pyrus sp.*. As post-development, the new trees

are located outside the private gardens with unrestricted access, biodiversity net gains can be legally secured and therefore have been recorded as the appropriate habitat type (i.e. trees), instead of 'vegetated garden'. These trees will be retained, managed and monitored for a period of 30 years. Furthermore, of the 7no. small trees located within the commercial areas of the site, 3no. (T01, T10 and T11) will be retained. Whilst T07 will also be retained, as this tree was originally located within the private garden of the bungalow, it was omitted from the BNG calculations in accordance with the guidelines. The trees on site are anticipated to achieve a 'moderate' condition.

g3c Other neutral grassland

A strip of species-rich grassland will be created along the southern boundary of the site, to the south of the access road. This area will be seeded with a grassland mixture such as Emorsgate EM2 'Standard General Purpose Meadow Mixture' seed mix or equivalent. This mixture contains species that are characteristic of traditional meadows across a wide range of soil types, with species such as yarrow *Achillea millefolium*, betony *Betonica officinalis*, common knapweed *Centurea nigra*, wild carrot *Daucus carota*, hedge bedstraw *Galium album*, oxeye daisy *Leucanthemum vulgare*, common bent *Agrostis capillaris*, crested dogstail *Cynosurus cristatus* and red fescue *Festuca rubra*. This habitat is anticipated to achieve a 'poor' condition.

h3c Mixed scrub

A small area of native scrub will be planted in the north-eastern corner of the site. As post-development, this area is located outside the private gardens with unrestricted access, biodiversity net gains can be legally secured and therefore the scrub has been recorded as the appropriate habitat type (i.e. mixed scrub), instead of 'vegetated garden'. This area of scrub will be retained, managed and monitored for a period of 30 years. The scrub is anticipated to achieve a 'poor' condition. Recommended species include hazel, broom *Cytisus scoparius*, field maple *Acer campestre* and hawthorn *Crataegus monogyna*.

g4 Modified grassland

Two areas to the north and south of the car parking areas will be seeded with a flowering lawn mixture such as Emorsgate EL1 seed mix or equivalent. This mixture contains slow growing grasses with a selection of wildflowers that respond well to regular short mowing. As post-development, this area is located outside the private gardens with unrestricted access, biodiversity net gains can be legally secured and therefore the grassland has been recorded as the appropriate habitat type (i.e. modified grassland), instead of 'vegetated garden'. This grassland will be retained, managed and monitored for a period of 30 years. The grassland is anticipated to achieve a 'moderate' condition.

A. Broad Habitat	B. Habitat type	Total area (ha)	Habitat units created onsite
Individual trees	Urban tree	0.0163	0.05
Urban	Vegetated garden	0.0662	0.13
Urban	Developed land; sealed surface	0.1209	0.00
Heathland and shrub	Mixed scrub	0.0011	0.00
Grassland	Modified grassland	0.007	0.02
Urban	Unvegetated garden	0.0118	0.00
Grassland	Other neutral grassland	0.0073	0.03
Urban	Introduced shrub	0.007	0.01

Table 2. Post-development habitat units on site

The anticipated post-development habitat units are 0.34, resulting in a total net gain of 10.68% in habitat units. Whilst hedgerows will be created along the western boundary of the site, due to the zero baseline, the percentage net gain cannot be calculated. For further details, please refer to the submitted Statutory BNG Metric.

4. CONCLUSION

The scheme is anticipated to deliver 0.34 habitat units. This represents a net gain equivalent to 10.68% in habitat units. Therefore, it can be concluded that the proposals are able to deliver +10% net gain in biodiversity in line with National Legislation and local plan policy.

REFERENCES

Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey: A technique for environmental audit (reprint)*. Joint Nature Conservation Committee, Peterborough.

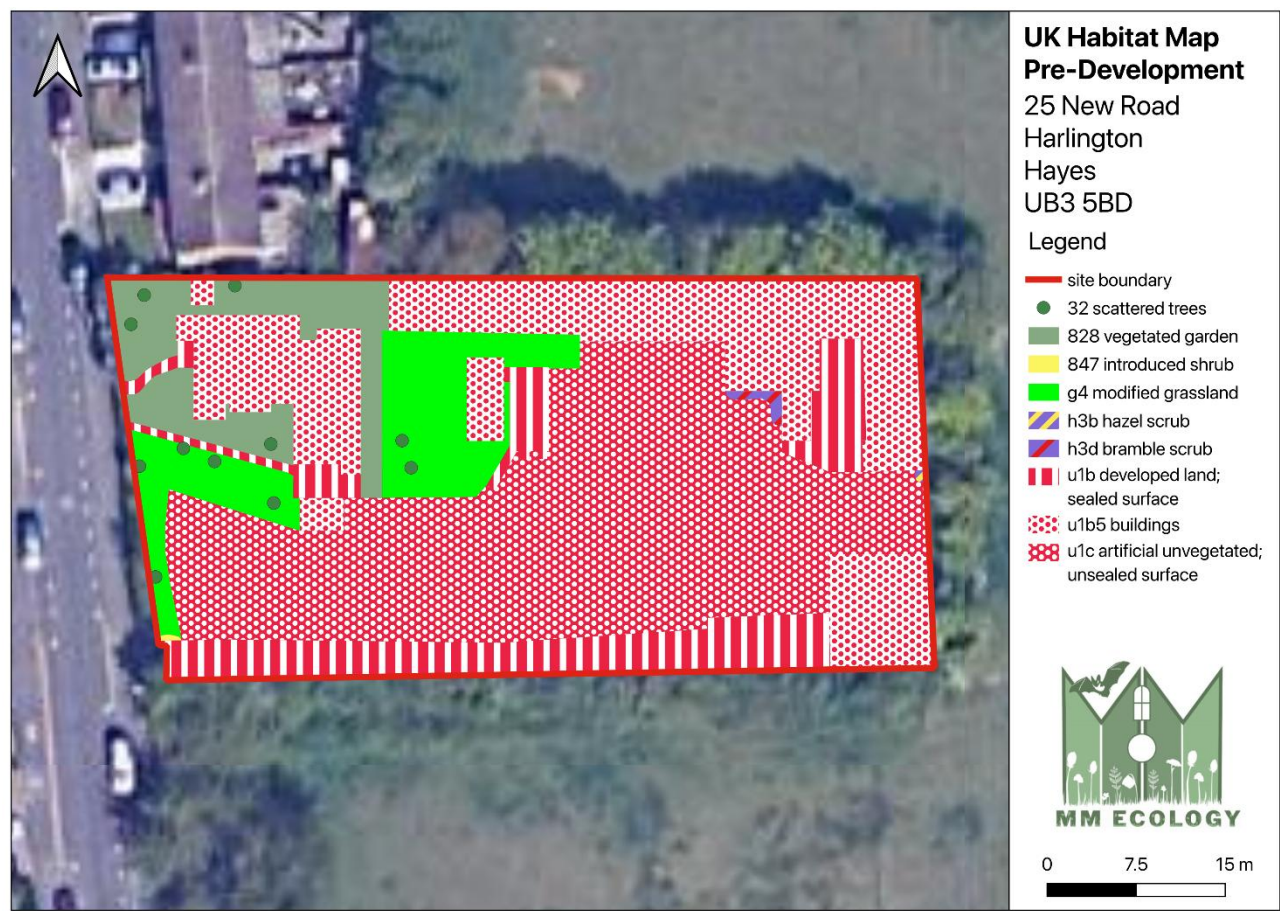
Natural England, 2023. The Biodiversity Metric 4.0 (JP039). Available at: <https://publications.naturalengland.org.uk/publication/6049804846366720>

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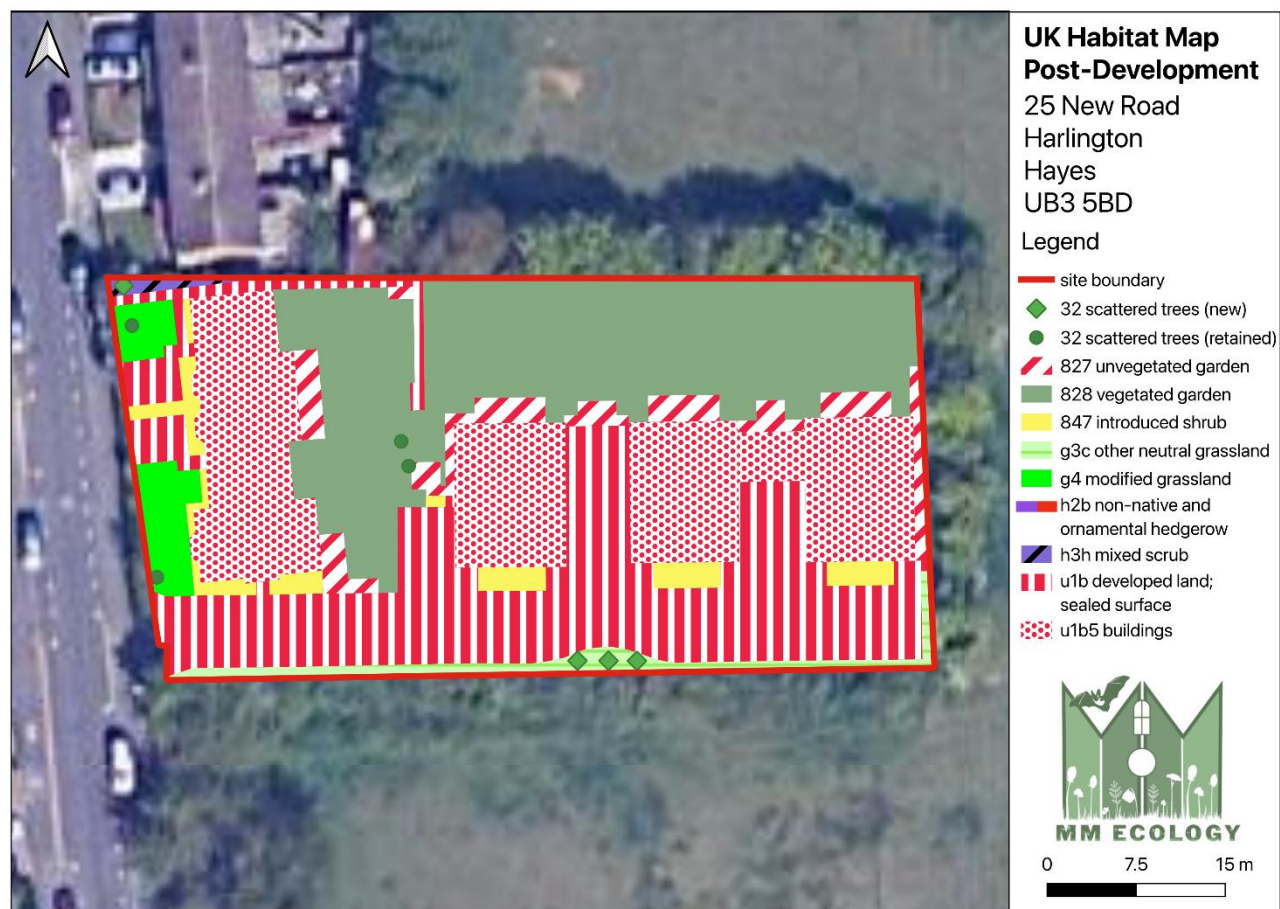
APPENDIX 1

Pre-development Plan



APPENDIX 2

Post-development Plan



APPENDIX 3

BNG Defra Metric Headline Results

On-site baseline	Habitat units	0.31		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.34		
	Hedgerow units	0.02		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	0.03	10.68%	Zero baseline units - % cannot be calculated
	Hedgerow units	0.02	N/A	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.03		
	Hedgerow units	0.02		
	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	0.03		
	Hedgerow units	0.02		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.68%	0 baseline units - % cannot be calculated	
	Hedgerow units	N/A		
	Watercourse units	0.00%		

APPENDIX 4

Habitat Condition Assessment Sheets – Pre Development

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Hazel scrub			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	No	Only one woody species present.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	No seedling, saplings or mature shrubs present. A uniformly early mature stand of hazel.
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	None present.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	The adjacent habitat is buildings and areas of hardstanding
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	None present.
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees			
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).	Trees T1, T2 and T10 fail this criterion, with the remaining trees passing.	Common walnut is not native to UK.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	These are individual trees and will automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	No	All the trees on site are semi-mature or early mature.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	There is evidence of historic pruning and crown lifting but no recent evidence.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	With the exception of T10, all other trees fail this criterion due to lack of such features.	T10 supports a cambium/bark wound.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		T1 & T2 pass 3, with T3, T4, T5, T10 & T11 passing 4.	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	

Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Modified grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (this 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 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.	No	<6 species per square metre were present.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Uniform sward height
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Bramble was present but <20%
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from	No/Yes	The western parcel had >5% damage. The central parcel passes this criterion.

	machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.		
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No/Yes	The western parcel fails this criterion, with the central parcel passing this criterion.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			4 (western parcel) but fails essential criterion A - 6 (central parcel) but fails essential criterion A.
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	x	

APPENDIX 5

Habitat Condition Assessment Sheets – Post Development

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	The trees to be planted will be native.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	These are individual trees and will automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	This will be controlled through management and monitoring, with any damaged trees replaced.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	These will be a young trees and will lack such features.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	These trees will be set within small areas of grassland, which overlaps areas pf hardstanding (e.g. paving and road).
Number of criteria passed		3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Modified grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (this 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 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.	Yes	A species-rich lawn mixture such as Emorsgate EL1 will be used which will contains >6 species per square metre.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	A uniform cut is likely to form the management regime.
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Through management and monitoring, no scrub will be allowed to develop.
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,	Yes	Through management and monitoring, any damaged areas will be reseeded.

	erosion caused by high levels of access, or any other damaging management activities.		
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	No areas of bare ground will be allowed to develop for aesthetic reasons. Therefore, this criterion cannot be achieved.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Through management, no bracken will be allowed to develop.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Through management and monitoring, any invasive non-native species present will be removed/treated.
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	x	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Mixed scrub			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	Only native species will be planted. A minimum of 4no. woody species will be planted.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	The adjacent habitat will be areas of hardstanding.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Due to the small size of this habitat on site, this criterion cannot be met.
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	x	

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Other neutral grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	Unlikely to be achieved due to the small size/narrow nature of the habitat to be created.
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.	No	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	Due to aesthetic reasons, any areas of bare ground will be reseeded and no bare ground will be allowed to develop.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	This will be controlled through management and monitoring.
E	Combined cover of species indicative of suboptimal condition³ 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 species⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Yes	This will be controlled through management and monitoring.
Additional Criterion - must be assessed for all non-acid grassland types			

F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Unlikely to be achieved due to the small size/narrow nature of the habitat to be created.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		2	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	x	