3 The Square, Stockley Park

Biodiversity Net Gain Assessment

A Report for F&C Commercial Property Holdings c/o Columbia Threadneedle Real Estate Partners

February 2024

Greenspace Ecological Solutions
www.greenspace-ecology.co.uk
info@greenspace-ecology.co.uk

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01 of 02

01 F&C Commercial Property Holdings c/o Columbia Threadneedle Real Estate Partners

02 Greenspace Ecological Solutions Ltd.

Report contributor: Matthew Clark BEng (Hons), Ecologist

Technical Review & Approval: Lorna Roberts BSc (Hons), MSc, ACIEEM, Principal Ecologist

The content of this report is the responsibility of Greenspace Ecological Solutions Ltd.

Report Number J21358

Greenspace Ecological Solutions Ltd.
Suite H3, Blackham Court,
Withyham, East Sussex,
TN7 4DB

Tel: 01892 457062
www.greenspace-ecology.co.uk
info@greenspace-ecology.co.uk

CONTENTS

1 PROJECT OVERVIEW

Client: F&C Commercial Property Holdings c/o Columbia Threadneedle Real Estate Partners

Site Address: 3 The Square, Stockley Park, Uxbridge, UB11 1ET

Site Proposals: The conversion of an office building into a medical care facility

Associated Planning Reference Number: N/A

Source of Relevant Documents:

Document:	Source:
Associated Report(s):	Preliminary Ecological Assessment (GES, January 2024, ref. J21358) Arboricultural Report (GES, January 2024, ref. J21357)
Existing Site Plan:	21087-HALE-XX-00-DR-A- 0002 - 01 - Existing Site Plan
Proposed Site Plans:	Iceni Projects Limited, Drawing Ref. LS1 (Landscape Strategy Plan)

2 NON-TECHNICAL SUMMARY

2.1 Greenspace Ecological Solutions have been commissioned by Columbia Threadneedle to ensure a net gain in biodiversity value is delivered for the 3 The Square, Stockley Park Site post-development.

2.2 Calculated using the Natural England Statutory Biodiversity Metric, the recommended habitat layout, as presented in the Proposed Habitats Plan (Figure 2), currently results in a gain of **0.40 habitat units (20.59%),** and a net gain of **0.23 hedgerow units (10.03%).**

2.3 The National Planning Policy Framework (NPPF) 2023 requires all projects to demonstrate net gains for biodiversity. In addition, +10% net gain is a forthcoming (2024) requirement under the Environment Act 2021. Therefore, in accordance with the calculations of the Metric, the project's delivery of an overall gain in biodiversity is compliant with both existing planning policy, and upcoming legal requirements.

2.4 In addition to the above, recommendations for ecological enhancements to further increase the value of the Site for biodiversity were made within the Preliminary Ecological Appraisal (GES, January 2024). These measures included:

- Installation of 4 x tree-mounted bird boxes on retained boundary trees
- Installation of 2 x tree-mounted bat boxes
- Incorporation of a wildlife-friendly planting scheme

3 INTRODUCTION

3.1 Context

3.1.1 Prepared on behalf of F&C Commercial Property Holdings c/o Columbia Threadneedle Real Estate Partners ("the Client"), the following report sets out the results of the Natural England (NE) Statutory Biodiversity Metric calculations undertaken for 3 The Square, Stockley Park (hereafter referred to as the 'Site').

3.1.2 Note that the following report serves to inform a full application for planning permission within the Site and may be subject to change prior to construction should it be deemed necessary for project delivery during determination of the planning application.

3.1.3 Natural England state that "The Statutory Biodiversity Metric can be used to inform and improve planning, design, land management and decision making. The metric uses habitats and 'biodiversity units' as a proxy to describe biodiversity. These biodiversity units are the 'currency' of the metric. There are three types of biodiversity units, which are calculated in three separate 'modules' of the metric (area units, hedgerow units and watercourse units).

The Statutory Biodiversity Metric is a simple assessment tool and only considers direct impacts on habitats, within the footprint of a development, estate or project. The metric can:

- *Assess or audit the biodiversity unit value of an area of land.*
- *Calculate the losses and forecast gains in biodiversity unit value resulting from interventions which affect habitats.*
- *Compare different proposals for a site, allowing more objective assessments of potential biodiversity changes.*
- *Be used to calculate biodiversity units and percentage biodiversity change."*

3.1.4 This report presents an assessment of Biodiversity Net Gain for the conversion of an office building into a medical care facility, with associated parking, landscaping and access. This assessment has been undertaken using the Natural England Statutory Biodiversity Metric, and based on the Landscape Strategy Plan (Iceni Projects Limited, January 2024).

3.2 Site Location

3.2.1 The Site is located in Hillingdon in the London borough of Uxbridge, at National Grid Reference: TQ 08577 80178. The location of The Site is depicted in Image 1.

Image 1 – Geographical Location of 3 The Square, Stockley Park

3.3 Site Description

3.3.1 The Site occupies approximately 1.3ha and comprises a single building surrounded by car parking with small amounts of landscaping. The Site is bounded by the Stockley Park golf club to the north and east, and the Stockley Park business park to the south and west.

3.3.2 The wider landscape comprises urban residential, commercial and industrial development; and areas of urban greenspace.

3.4 Legislation and Planning Policy

3.4.1 This report has been written in accordance with the following legislation and planning policy which applies to ecological issues within England and Wales:

- The Conservation of Habitats and Species Regulations 2017 (as amended)
- The Wildlife and Countryside Act 1981 (as amended)
- The Natural Environment and Rural Communities (NERC) Act 2006
- The Environment Act 2021
- The National Planning Policy Framework (NPPF) 2023
- Hedgerows Regulations 1997
- The Protection of Badgers Act 1992
- The Wild Mammal (Protection) Act 1996

- Hillingdon London Local Plan Adopted 2012
- London Biodiversity Action Plan
- The London Plan 2021

3.4.2 The recommendations of this report are in line with the key principles of the NPPF 2023 which states in part that:

3.4.3 "Para 174: Planning policies and decisions should contribute to and enhance the natural and local environment by: (d.) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

3.4.4 Para 179: Plans should: (b.) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

3.4.5 Para 180: When determining planning applications, local planning authorities should apply the following principles: (d.) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

3.5 Objectives of Biodiversity Net Gain

3.5.1 The objectives of using the Biodiversity Net Gain approach are to:

- Ascertain the ecological value of the habitats currently present within the Site.
- Calculate the value of each habitat to be lost, retained, enhanced or created, as well as to provide recommendations regarding each in terms of the requirement for a Site-wide 'Net Gain' in ecological value post-development.

3.6 Constraints

3.6.1 It is a recognised limitation of the Statutory Metric that areas measured in hectares, and linear habitats measured in kilometres are rounded to two decimal places. This limitation results in loss of resolution when rounding smaller parcels or length of habitat. For small sites, cumulatively rounding may result in significant disparity between metric output and the

biodiversity changes caused by the proposals and any feature with an area of less than 0.01ha is unable to be factored in using the current system.

3.6.2 The survey was carried out outside the optimal period for identifying plant species (generally considered to be April to September inclusive). However, The Site comprised largely hard standing with small, landscaped areas. Therefore, the level of information gathered during this survey is sufficient to effectively evaluate the habitats within The Site, and this does not pose a constraint to the survey findings.

3.6.3 Although every effort has been taken to accurately measure the extent of all habitats discussed herein, all measurements and indications of area given within this report remain approximate.

4 METHODOLOGY

4.1 Biodiversity Statutory metric

4.1.1 The following excerpt is taken from the Statutory Metric User Guide (Panks *et al*., 2023). For further details, the reader is referred to the full guidance.

4.1.2 "The Statutory Biodiversity Metric builds on a series of previous versions of the biodiversity metric developed with input from Natural England, Environment Agency and the Forestry Commission, including authors and contributors cited in previous versions.

4.1.3 All versions of the biodiversity metric build on the biodiversity loss/gain framework developed by Jo Treweek and Bill Butcher, incorporating habitat condition and a new concept of distinctiveness scores, which was subsequently adopted by Defra and Natural England for their biodiversity offset pilots and metric."

4.1.4 Calculations have been carried out in accordance with Biodiversity Net Gain: Good Practice Principles for Development guidance (Baker *et al.*, 2016). Given the size and location of the site, full calculations were undertaken using the Statutory Metric.

4.1.5 The metric approach is the established method for calculating BNG and provides a quantitative approach to losses and gains resulting from development or land management changes. Whilst the statutory metric is the default approach to calculating BNG, it should not be considered a complete tool and therefore professional judgement has been used where appropriate. Where professional judgement has been used, this is outlined in the text and additional references, where required, are provided.

4.1.6 The assessment was carried out by Matthew Clark BEng (Hons), Ecologist and was reviewed by Lorna Roberts BSc (Hons) MSc ACIEEM, Principal Ecologist.

4.1.7 The steps taken to calculate the BNG baseline and proposed development calculations followed those within the Statutory Biodiversity Metric User Guide and Technical Supplement and are outlined below.

4.2 Baseline Calculation

Terrestrial Habitats

4.2.1 The baseline calculation for the Site has been informed by field surveys conducted in January 2024. The Preliminary Ecological Appraisal and Habitat Condition Assessment was conducted by Matthew Clark BEng (Hons) Ecologist on 9th January 2024.

4.2.2 The full results of the metric are presented in Appendix A and the associated condition assessment sheets are presented in Appendix B.

4.2.3 The surveys were supported by the findings of the associated desk study (GES, 2024) which served to determine the proximity of historical records of conservation interest within and around the Site. The results of the Preliminary Ecological Assessment (GES, October 2024) are reported separately.

4.2.4 To calculate the ecological baseline units for the Site, the following data and assessments were carried out:

- To ensure compliance with the requirement of the BNG assessment and to determine the appropriate habitat classification and condition assessment, the field data collected during the PEA and habitat condition assessment was converted using UK Habitat Classification (UKHab) criteria. For the purpose of this report, the translation between Phase 1 and UKHab types followed the conversion table tool provided within the DEFRA statutory biodiversity metric. Once converted, the habitats were assigned a pre-set "distinctiveness" value, indicative of the inherent "value" of these habitats.
- The area (ha) of each habitat and length of linear habitats (km) within the application boundary was calculated from Phase 1 Habitat mapping using ProgeCAD software. The Baseline Habitat Plan is presented in Figure 1.
- Habitats were subject to a condition assessment. The condition of the habitat is considered a measure of habitat quality and measures the working-order against the optimal potential of habitat type. Assessment criteria cover broad habitat types, therefore further clarification is provided, and professional judgement used to assign condition where appropriate.
- Habitats were subject to a connectivity assessment, which is a measure of the relationship (specifically biological and ecosystem flows) of a habitat to its immediate surroundings.

- Habitats were subject to a strategic significance assessment based on its position within the landscape, this includes consideration of local plans to identify local priorities for targeting biodiversity.
- The proposals were reviewed to identify habitats created, retained and enhanced. Proposed habitats were subject to condition, connectivity and strategic significance assessments. Where a new habitat or existing habitat has been created or enhanced, additional consideration has been given towards the time taken for habitats to establish and reach target condition (temporal multiplier) and the difficulty of habitat re-creation (difficulty multiplier). Both temporal and difficulty multipliers were taken from the DEFRA Technical Guidance and user guide.
- Baseline inputs (as detailed above) were entered into the Defra Statutory Biodiversity Metric – Auditing and accounting for biodiversity calculation tool.

4.2.5 The discussion considers the wider context of the planning application, surrounding landscape and socioeconomic values of the development as well as considering how the development contributes towards nature conservation priorities at the local, regional and national levels. This approach is guided by Principles 6 and 9 of Biodiversity Net Gain Good Practice Principles (Baker *et al.* 2016).

5 RESULTS

5.1 Headline results

5.1.1 As depicted in Table 1, the suggested network of habitats within the Site post-development will currently result in a **net gain of 0.40 habitat units and gain of 0.23 hedgerow units**. The proposed landscape strategy is therefore in-line with the "net gain" requirement of the NPPF 2023 and the "10% net gain" requirement of the Environment Act 2021. Full results are presented in Appendix A.

Table 1 – Headline Biodiversity Statutory metric results (habitats)

Results category	Unit type	Unit number
On-site (baseline)	Habitat	1.95
On-site (baseline)	Hedgerow	2.29
On-site (post-intervention)	Habitat	2.35
On-site (post-intervention)	Hedgerow	2.52
Total net unit change	Habitat	0.40
Total net unit change	Hedgerow	0.23
Total net % change	**Habitat**	**20.59%**
Total net % change	**Hedgerow**	**10.03%**

5.2 Detailed results

Baseline habitats (on-site)

5.2.1 Baseline habitats present on-site are presented in Table 2 and depicted in Figure 1.

Table 2 –Total baseline habitat areas, values and unit changes through proposed loss/enhancement (on-Site)

Broad habitat	Habitat type	Area (ha)	Unit value	Retain/Enhance	Units Lost
Grassland	Modified grassland	0.118	0.02	Yes	0.00
Urban	Introduced Shrub	0.201	0.40	Part retained (0.159)	0.08
Urban	Bare Ground	0.01	0.02	Yes	0.00
Urban	Developed land, sealed surface	0.757	0.00	Part retained (0.587)	0.00
Woodland and Forest	Other woodland, broadleaved	0.016	0.06	Yes	0.00
Urban	Developed land, sealed surface	0.3793	0.00	Yes	0.00

Individual Trees	Urban tree	0.3217	1.51	Part retained (0.2442)	0.19

Baseline hedgerows (on-site)

5.2.2 Baseline hedgerows present on-site are presented in Table 3 and depicted in Figure 1.

Table 3 - Total baseline hedgerow length, values and unit changes through proposed loss/enhancement (on-Site)

Broad habitat	Habitat type	Length (km)	Unit value	Retain/Enhance	Units Lost
H1	Native Hedgerow	0.009	0.02	Yes	0.00
H2	Native Hedgerow	0.032	0.06	Yes	0.00
H3	Native Hedgerow	0.009	0.02	Yes	0.00
H4	Native Hedgerow	0.032	0.06	Yes	0.00
H5	Native Hedgerow	0.0017	0.03	Yes	0.00
H6	Native Hedgerow	0.0025	0.05	Yes	0.00
H7	Native Hedgerow	0.009	0.02	Yes	0.00
H8	Native Hedgerow	0.032	0.06	Yes	0.00
H9	Native Hedgerow	0.032	0.06	Yes	0.00
H10	Native Hedgerow	0.009	0.02	Yes	0.00
H11	Native Hedgerow	0.004	0.01	Yes	0.00
H12	Native Hedgerow	0.072	0.14	Yes	0.00
H13	Native Hedgerow	0.023	0.05	Yes	0.00
H14	Native Hedgerow	0.005	0.01	Yes	0.00
H15	Native Hedgerow	0.019	0.38	Yes	0.00
H16	Native Hedgerow	0.093	0.19	Yes	0.00
H17	Native Hedgerow	0.009	0.02	Yes	0.00
H18	Native Hedgerow	0.063	0.13	Yes	0.00
H19	Native Hedgerow	0.043	0.09	Yes	0.00
H20	Native Hedgerow	0.012	0.02	Yes	0.00
H21	Native Hedgerow	0.002	0.00	Yes	0.00
H22	Native Hedgerow	0.009	0.02	Yes	0.00
H23	Native Hedgerow	0.009	0.02	No	0.02
H24	Native Hedgerow	0.014	0.03	No	0.03
H25	Native Hedgerow	0.009	0.02	Yes	0.00

H26	Native Hedgerow	0.016	0.03	Part Retained (0.01)	0.01
H27	Native Hedgerow	0.032	0.06	Yes	0.00
H28	Native Hedgerow	0.009	0.02	Yes	0.00
H29	Native Hedgerow	0.019	0.04	Part Retained (0.015)	0.01
H30	Native Hedgerow	0.009	0.02	No	0.02
H31	Native Hedgerow	0.023	0.05	Part Retained (0.006)	0.03
H32	Native Hedgerow	0.016	0.03	Yes	0.00
H33	Native Hedgerow	0.005	0.01	No	0.01
H34	Native Hedgerow	0.009	0.02	No	0.02
H35	Native Hedgerow	0.09	0.18	Yes	0.00
H36	Native Hedgerow	0.014	0.03	Part Retained (0.07)	0.01
H37	Native Hedgerow	0.03	0.06	Yes	0.00
H38	Native Hedgerow	0.018	0.04	Yes	0.00
H39	Native Hedgerow	0.003	0.01	Yes	0.00
H40	Native Hedgerow	0.032	0.06	Yes	0.00
TL1	Line of Trees	0.028	0.06	Yes	0.00
TL2	Line of Trees	0.028	0.06	Yes	0.00

Created habitats (on-site)

5.2.3 Habitats to be created on-site and their respective biodiversity unit values are presented in Table 4 and depicted in Figure 2.

Table 4 – Created habitat values (on-site)

Broad habitat	Habitat type	Area (ha)	Units delivered
Lakes	Ornamental lake or pond	0.0312	**0.11**
Urban	Introduced Shrub	0.0557	**0.11**
Grassland	Other neutral grassland	0.016	**0.11**
Grassland	Modified grassland	0.0372	**0.13**
Urban	Rain garden	0.069	**0.01**
Individual trees	Urban tree	0.0692	**0.21**
Urban	Artificial unvegetated, unsealed surface	0.0627	**0.00**

Created hedgerows (on-site)

5.2.4 Hedgerows to be created on-site and their respective biodiversity unit values are presented in Table 5 and depicted in Figure 2.

Table 5 – Created hedgerow values (on-site)

New Hedge Number	Habitat type	Length (km)	Units delivered
H41	Native hedgerow	0.01	**0.03**
H42	Native hedgerow	0.01	**0.03**
H43	Native hedgerow	0.006	**0.02**
H44	Native hedgerow	0.091	**0.30**

6 DISCUSSION AND CONCLUSIONS

6.1 Lost, Retained and Enhanced Habitats

Modified Grassland

6.1.1 0.012ha of "Modified grassland" as identified within the baseline will be retained around the southern boundary of The Site. It is well maintained with an average sward height 3cm. The baseline assessment identified the grassland as being in "poor" condition.

Introduced Shrub

6.1.2 0.201ha of 'Introduced Shrub' was present within the Site as planting beds for the hedgerows and individual trees within the Site. This habitat has 'Low' distinctiveness. A condition score is not required. 0.159ha is due to be retained and 0.04ha lost, resulting in a loss of 0.08 habitat units.

Developed Land, Sealed Surface

6.1.3 In addition, 0.17ha of "Developed Land, Sealed Surface" habitat will be lost due to temporary construction impacts (re-landscaping). As set out in the condition assessment tables, this habitat has no ecological value. Therefore the loss of this habitat type will result in no loss of habitat units.

Urban Trees

6.1.4 0.3217ha of 'Urban Trees' was present within the Site and 0.2768ha will be retained. The current condition of 0.2891ha of these are in 'Poor' condition, with 0.0326ha in 'Moderate' condition.

6.1.5 0.04ha of individual trees will be lost to facilitate development and re-landscaping in the western area of the Site. As set out in the condition assessment tables in Appendix B, individual trees habitat on Site are of 'medium' distinctiveness, and compensation through the provision of the same distinctiveness (or better) habitat is required to address habitat losses.

Hedgerows

6.1.6 The majority of hedgerows within the Site will be retained.

6.1.7 0.08km of hedgerow will be lost to facilitate development and re-landscaping in the western area of the Site. As set out in the condition assessment tables in Appendix B, hedgerow habitat on Site is of 'medium' distinctiveness, and compensation through the provision of the same distinctiveness (or better) habitat is required to address habitat losses.

6.2 Created Habitats

6.2.1 When considering the descriptions below, reference should be made to the Illustrative Landscape Strategy Plan **Figure 2,** and the condition assessment tables in **Appendix B.**

6.2.2 The following habitats will be created within the Site:

- Lakes – Ponds (Ornamental lake or pond)
- Grassland – Other Neutral Grassland
- Grassland – Modified Grassland
- Individual Trees – Urban Tree
- Urban – Introduced Shrub
- Urban – Rain Garden
- Urban – Artificial Unvegetated, Unsealed Surface
- Hedgerow – Native Hedgerow

6.2.3 All created habitats within the Site have been assessed as being of " low strategic significance" following a review of local Biodiversity Action Plans (BAPs) and taking into consideration each habitat type's location in relation to habitats within the wider area.

Lakes

Ornamental Lake or Pond

6.2.4 The proposed landscaping will provide 0.03ha of "ponds" within the restorative garden to the west of the development. The pond will be a reflection pond, and planted with a range of native aquatic and marginal species, with a target condition of "Moderate".

Grassland

Other Neutral Grassland

6.2.5 The proposed landscaping will provide 0.016ha of other neutral grassland habitat of "medium" distinctiveness within the Site. The grassland will be split into three areas in the western area of the Site and will be managed less frequently to allow wildflowers to grow. The grassland will include a range of shade-tolerant native species, such as the Emorsgate seed mixes EG9 & EH1F. The target condition of other neutral grassland within the Site is "Moderate".

Modified Grassland

6.2.6 The proposed landscaping will provide 0.037ha of modified grassland habitat of "low" distinctiveness within the Site. The grassland will be split into three areas in the western area

of the Site and will be managed less regularly to be presented as an amenity space for visitors. The grassland will include a range of shade-tolerant native species, such as the Emorsgate seed mixes EG9 & EH1F. The target condition of modified grassland within the Site is "Moderate".

Individual Trees

Urban Tree

6.2.7 With consideration given to the "Metric RPA radius (m)" specifications set out for Urban Trees within the BNG Metric "User Guide" 0.0692ha of trees will be planted as part of the landscaping proposals. This includes trees within the restorative gardens in the west of the Site. Trees will be of native species. The landscaping proposals will provide 17 trees across the Site. Given the uncertainties in establishment of trees, these have a target condition of "moderate" in line with a precautionary principle.

Introduced Shrub

6.2.8 0.056ha of introduced shrub will be delivered as part of the landscaping proposals. A target condition is not applicable to this habitat within the Statutory Metric. However, the habitat will be managed as a restorative garden.

Rain Garden

6.2.9 0.007ha of rain garden will be created as part of the landscaping proposals within the western area of the Site. Given the potential recreational pressure within this habitat, the target condition has been set at 'Poor' in line with a precautionary principle.

Artificial Unvegetated, Unsealed Surface

6.2.10 0.0627ha of artificial unvegetated, unsealed surface will be introduced as a resin-bound permeable gravel surface, which will serve as a footpath around the gardens. Given the recreational pressure and lack of vegetation present the target condition of this habitat is 'Poor'. This delivers no habitat units.

Hedgerows

6.2.11 0.116km of newly planted native hedgerow will be planted within the newly planted western gardens of the Site. This habitat will provide sheltering opportunities for invertebrates and local fauna. Given its location, lack of species diversity this habitat has a target condition of "Moderate."

6.3 Total Net Gain

Habitats

6.3.1 Should the above strategy be implemented, post development habitats within the Site will deliver a net gain of **0.40 habitat units or 20.59% biodiversity** and are therefore in line with the requirements of the NPPF 2023 and the Environment Act 2021.

Hedgerows

6.3.2 Should the above strategy be adhered to, post development hedgerows within the Site will deliver **a net gain of 0.04km of hedgerow** or **0.023 hedgerow units**.

Additional Biodiversity Enhancements

6.3.3 Recommendations for ecological enhancements to further increase the value of the Site for biodiversity were made within the Preliminary Ecological Assessment (GES, 2024). These measures include:

- Installation of 4 x tree-mounted bird boxes on retained boundary trees
- Installation of 2 x tree-mounted bat boxes
- Incorporation of a wildlife-friendly planting scheme

7 REFERENCES

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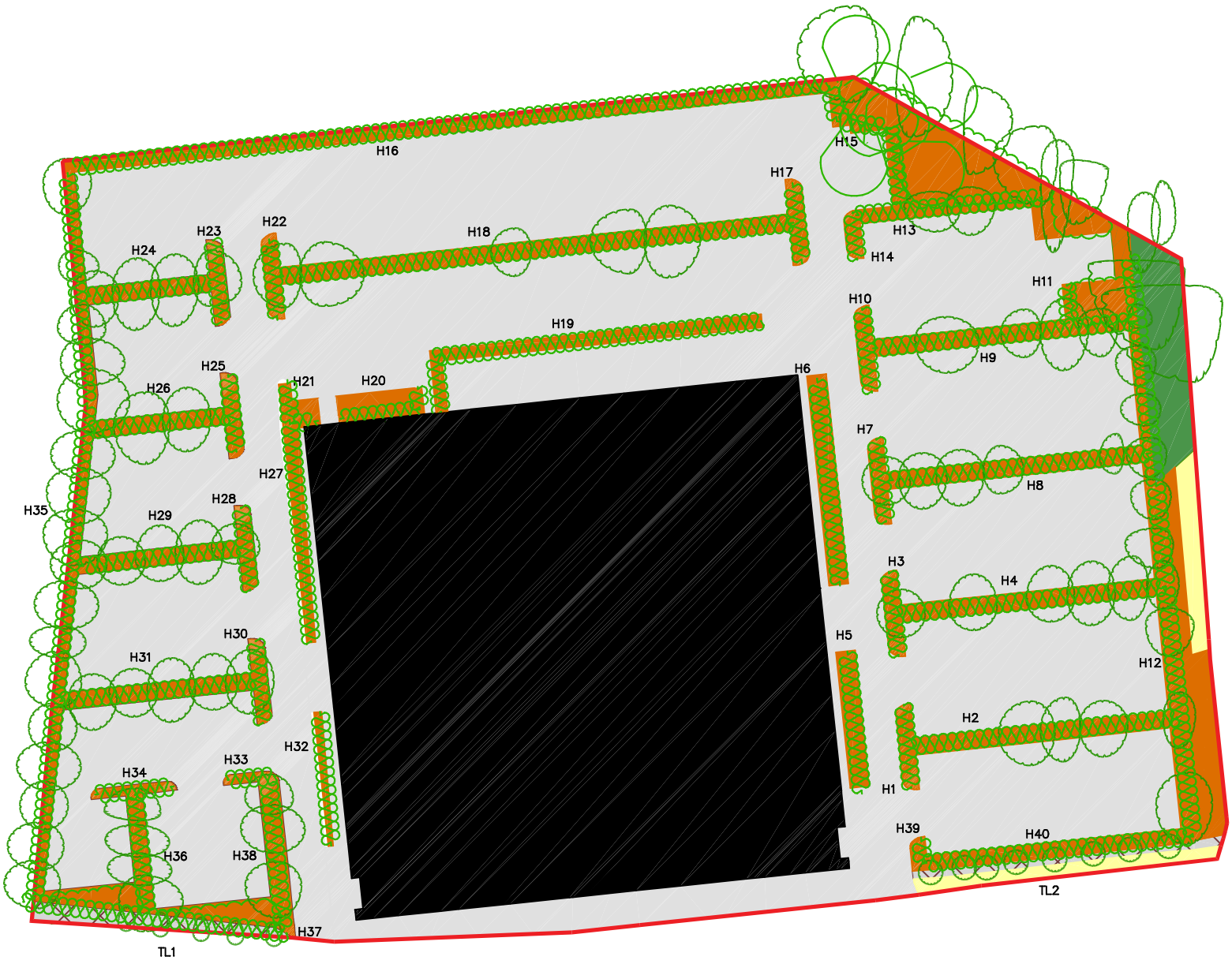
FIGURES

Figure 1 – Baseline Habitats Plan



Legend

- Site Boundary
- Modified Grassland
- Introduced Shrub
- Developed land, sealed surface
- Bare Ground
- Buildings
- Other Broadleaved Woodland
- Hedgerows
- Trees

Job Number: J21358

Project Title: 3 The Square, Stockley Park

Drawing Title: Baseline Habitat Plan

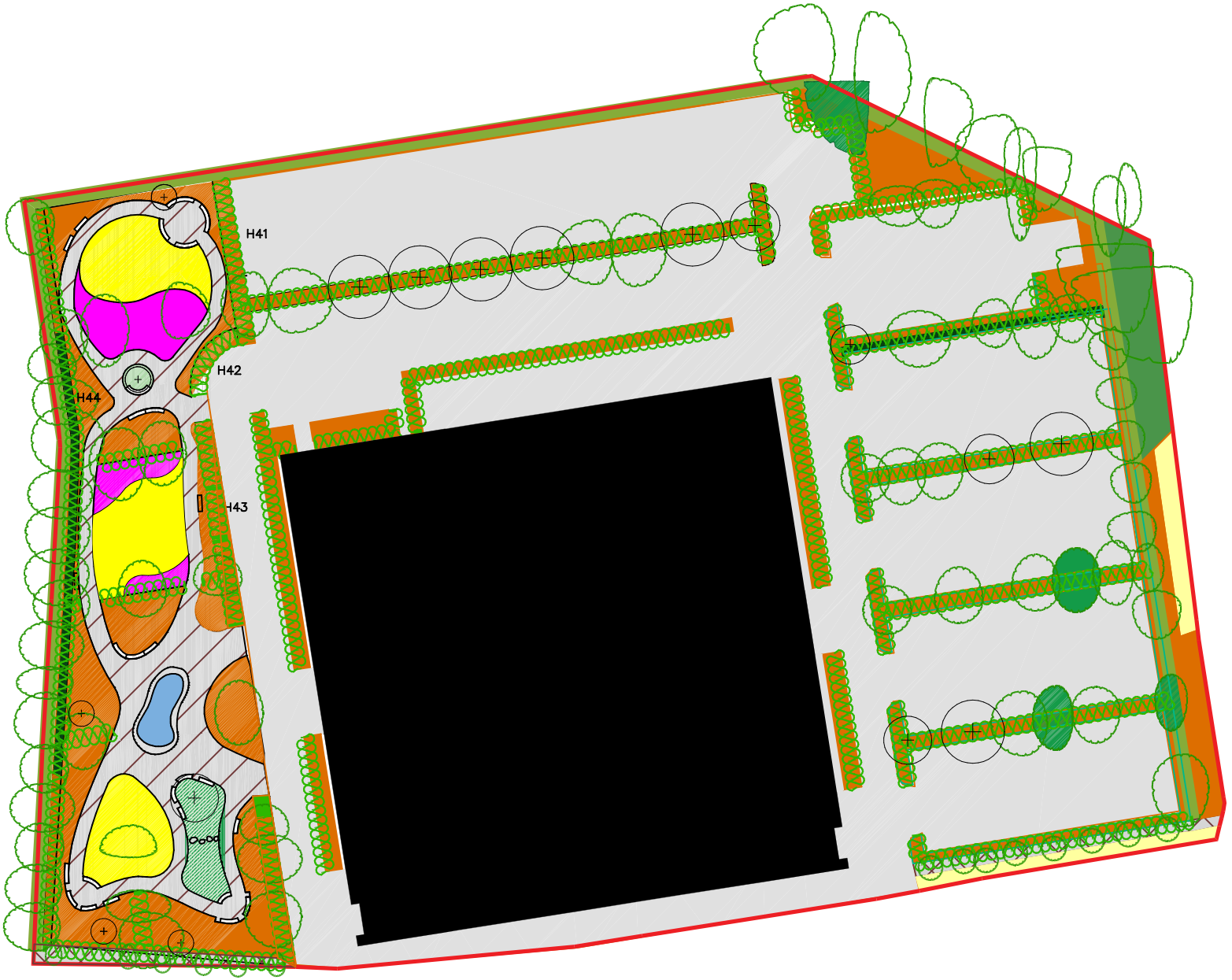
Date : 05-02-2024 Checked : LR

Drawn : MC Approved : N/A

Status : Final Scale : NTS

Greenspace Ecological Solutions

Figure 2 – Proposed Habitats Plan



Legend

- Site Boundary
- Modified Grassland
- Other Neutral Grassland
- Introduced Shrub
- Developed land, sealed surface
- Bare Ground
- Artificial unvegetated, unsealed surface
- Buildings
- Other Broadleaved Woodland
- Ornamental Pond
- Rain Garden
- Retained Hornbeam Hedgerows
- Retained/Created Yew Hedgerows
- Individual Trees
- Proposed Trees

Job Number: J21358

Project Title: 3 The Square, Stockley Park

Drawing Title: Proposed Habitats Plan

Date : 08-02-2024 Checked : LR

Drawn : MC Approved : N/A

Status : Final Scale : NTS

Greenspace Ecological Solutions

APPENDICES

APPENDIX A – BIODIVERSITY STATUTORY METRIC FULL RESULTS

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	London Borough of Hillingdon		
Project name:	3 The Square, Stockley Park		
Applicant:	F&C Commercial Property Holdings c/o Columbia Threadneedle Real Estate Partners		
Application type:	Full Planning Application		
Planning application reference:	N/A		
Completed by:	Matthew Clark		
Date of metric completion:	08 February 2024		
Reviewer:	Lorna Roberts		
Calculation iteration:	1st		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	1.37	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Main menu

Results

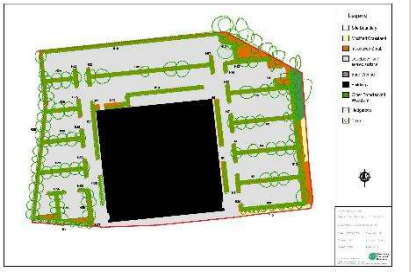
Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map

Insert



On-site baseline map reference number	

On-site post intervention map

Insert

On-site post-intervention map reference number	

Off-site baseline map

Insert

Off-site baseline map reference number	

Off-site post intervention map

Insert

Off-site post-intervention reference number	

3 The Square, Stockley Park

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	*Habitat units*	1.95	
	Hedgerow units	2.29	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	2.35	
	Hedgerow units	2.52	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	0.40	20.59%
	Hedgerow units	0.23	10.03%
	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*	0.40	
	Hedgerow units	0.23	
	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*	0.40
	Hedgerow units	0.23
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	20.59%
	Hedgerow units	10.03%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	1.95	2.14	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	2.29	2.52	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Project Name: 3 The Square, Stockley Park Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	0.40
Total Net % Change	80.59%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats: Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness: Distinctiveness	Condition: Condition	Strategic significance: Strategic significance	Required Action to Meet Trading Rules	Ecological baseline: Total habitat units
1	Grassland	Modified grassland	No	0.012	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required 2	0.02
2	Urban	Introduced shrub	No	0.201	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required 2	0.40
3	Urban	Bare ground	No	0.003	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required 2	0.01
4	Urban	Developed land; sealed surface	No	0.757	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required.	0.00
5	Woodland and forest	Other woodland; broadleaved	No	0.016	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.06
6	Urban	Developed land; sealed surface	No	0.379	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required.	0.00
7	Individual trees	Urban tree	No	0.2484	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.99
8	Individual trees	Urban tree	No	0.0326	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.13
9	Individual trees	Urban tree	No	0.0407	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.33
10									
11									
12									
13									
14									
		Total habitat area		1.52					1.96
		Site Area (Excluding area of individual trees, green walls, interstitial hard structures)		1.37					

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of V/HDH or irreplaceable habitat	Comments: User comments	Comments: Planning authority comments	Comments: Habitat reference number
0.012	0	0.02	0.00	0.00	0.00		Parcels of A grassland in SE corner		
0.159		0.32	0.00	0.04	0.08		Ei present as hedge base/flower beds		
0.003	0	0.01	0.00	0.00	0.00		Bare Ground present as footpath in SE corner		
0.587	0	0.00	0.00	0.17	0.00		Hardstanding		
0.016	0	0.06	0.00	0.00	0.00		Plantation woodland in NE corner		
0.379	0	0.00	0.00	0.00	0.00		Building B1		
0.2076	0	0.83	0.00	0.04	0.16		61 x Small Poor Trees (51 Retained)		
0.0326	0	0.13	0.00	0.00	0.00		2 x Medium Poor Trees		
0.0366	0	0.29	0.00	0.00	0.03		10 x Small Moderate Trees (9 retained)		
1.43	0.00	1.67	0.00	0.26	0.28				

Total area lost (excluding area of individual trees, green walls and interstitial hard structures)	0.21

Project Name: 3 The Square, Stockley Park Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.40
Total Net % Change	20.59%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Post intervention habitats

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness: Distinctiveness	Distinctiveness: Score	Condition: Condition	Condition: Score	Strategic significance: Strategic significance	Strategic significance: Strategic significance	Strategic significance multiplier	Temporal multiplier: Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Difficulty multipliers: Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	Comments: User comments	Planning authority comments	Habitat reference number
1	Lakes	Ornamental lake or pond	0.0312	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3	0	0	Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.11	Reflection Pond		
2	Urban	Introduced shrub	0.0557	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.11	Proposed Ornamental Planting		
3	Grassland	Other neutral grassland	0.016	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.11	Proposed Grassland (meadow)		
4	Grassland	Modified grassland	0.0372	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	4	0	0	Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1	0.13	Proposed Grassland (amenity)		
5	Urban	Rain garden	0.0069	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.01			
6	Individual trees	Urban tree	0.0692	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.21	5 x Created Trees		
7	Urban	Artificial unvegetated, unsealed surface	0.0627	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Permeable resin-bound surfacing		
8																								
9																								
10																								
11																								
12																								
		Total habitat area	0.28																	Total Units	0.68			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.21

Project Name: 3 The Square, Stockley Park Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedgerow summary	
Total Net Unit Change	0.33
Total Net % Change	10.09%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance				Ecological baseline							Comments		
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1	H1	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.009		0.02	0.00	0.00	0.00			
2	H2	Native hedgerow	0.032	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.032		0.06	0.00	0.00	0.00	Central tree in T1, removed (T46)		
3	H3	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.009		0.02	0.00	0.00	0.00	Central Trees removed (T60 & T62)		
4	H4	Native hedgerow	0.032	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.032		0.06	0.00	0.00	0.00	Central Trees removed (T68, T69 & T70)		
5	H5	Native hedgerow	0.017	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.03	0.017		0.03	0.00	0.00	0.00	Central Trees removed (T78)		
6	H6	Native hedgerow	0.025	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.05	0.025		0.05	0.00	0.00	0.00			
7	H7	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.009		0.02	0.00	0.00	0.00			
8	H8	Native hedgerow	0.032	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.032		0.06	0.00	0.00	0.00			
9	H9	Native hedgerow	0.032	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.032		0.06	0.00	0.00	0.00			
10	H10	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.009		0.02	0.00	0.00	0.00			
11	H11	Native hedgerow	0.004	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.01	0.004		0.01	0.00	0.00	0.00			
12	H12	Native hedgerow	0.072	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.14	0.072		0.14	0.00	0.00	0.00			
13	H13	Native hedgerow	0.023	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.05	0.023		0.05	0.00	0.00	0.00			
14	H14	Native hedgerow	0.005	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.01	0.005		0.01	0.00	0.00	0.00			
15	H15	Native hedgerow	0.19	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.38	0.19		0.38	0.00	0.00	0.00			
16	H16	Native hedgerow	0.093	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.19	0.093		0.19	0.00	0.00	0.00			
17	H17	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.009		0.02	0.00	0.00	0.00			
18	H18	Native hedgerow	0.063	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.13	0.063		0.13	0.00	0.00	0.00			
19	H19	Native hedgerow	0.043	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.09	0.043		0.09	0.00	0.00	0.00			
20	H20	Native hedgerow	0.012	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.012		0.02	0.00	0.00	0.00			
21	H21	Native hedgerow	0.002	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.00	0.002		0.00	0.00	0.00	0.00			
22	H22	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.009		0.02	0.00	0.00	0.00			
23	H23	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0		0.00	0.00	0.01	0.02			
24	H24	Native hedgerow	0.015	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.03	0		0.00	0.00	0.02	0.03			
25	H25	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.009		0.02	0.00	0.00	0.00			
26	H26	Native hedgerow	0.016	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.03	0.01		0.02	0.00	0.01	0.01			
27	H27	Native hedgerow	0.032	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.032		0.06	0.00	0.00	0.00			
28	H28	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0.009		0.02	0.00	0.00	0.00			
29	H29	Native hedgerow	0.019	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.04	0.015		0.03	0.00	0.00	0.01			
30	H30	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0		0.00	0.00	0.01	0.02			
31	H31	Native hedgerow	0.023	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.05	0.006		0.01	0.00	0.02	0.03			
32	H32	Native hedgerow	0.016	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.03	0.016		0.03	0.00	0.00	0.00			
33	H33	Native hedgerow	0.005	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.01	0		0.00	0.00	0.01	0.01			
34	H34	Native hedgerow	0.009	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	0		0.00	0.00	0.01	0.02			
35	H35	Native hedgerow	0.09	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.18	0.09		0.18	0.00	0.00	0.00			
36	H36	Native hedgerow	0.014	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.03	0.007		0.01	0.00	0.01	0.01			
37	H37	Native hedgerow	0.03	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.03		0.06	0.00	0.00	0.00			
38	H38	Native hedgerow	0.018	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.04	0.018		0.04	0.00	0.00	0.00			
39	H39	Native hedgerow	0.003	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.01	0.003		0.01	0.00	0.00	0.00			
40	H40	Native hedgerow	0.032	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.032		0.06	0.00	0.00	0.00			
41	TL1	Line of trees	0.028	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.028		0.06	0.00	0.00	0.00			
42	TL2	Line of trees	0.028	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.028		0.06	0.00	0.00	0.00			
43																					
44																					
45																					
46																					
47																					
			1.16									2.32	1.06	0.00	2.13	0.00	0.08	0.16			

Project Name: 3 The Square, Stockley Park	Map Reference:
B-2 On-Site Hedge Creation	

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	0.23
Total Net % Change	10.08%
Trading Rules Satisfied	Yes ✓

	Proposed habitats				Distinctiveness		Condition		Strategic significance			Temporal multiplier					Difficulty risk multipliers				Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
1	H41	Native hedgerow	0.01		Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.03	Created Yew Hedge		H41
2	H42	Native hedgerow	0.01		Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.03	Created Yew Hedge		H42
3	H43	Native hedgerow	0.006		Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.02	Created Yew Hedge		H43
4	H44	Native hedgerow	0.091		Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.30	Created Yew Hedge		H44
5																								
6																								
7																								
8																								
9																								
			0.13																			0.39			

APPENDIX B – HABITAT CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	09/02/2024	**Site name or location**	3 The Square, Stockley Park
Weather conditions	Dry, 2C	**Project or development name**	3 The Square, Stockley Park
Surveyor name	Matthew Clark	**On-site or off-site**	On-site
Survey reference	J21358	**Reason for assessment (if not baseline condition survey)**	
Notes			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

Habitat Description

Modified Grassland

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On Site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/2024, Matthew Clark
		Survey reference (if relating to a wider survey)	J21358
Limitations (if applicable)		**Habitat parcel reference**	
		A1	A2
		Grid reference	
		TQ 08644 80152	TQ 08664 80176

	Condition Assessment Criteria	Criterion passed (Yes or No)										Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	N									
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	N									
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y									
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	N									
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y	Y									
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	Y									
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	Y									
	Essential criterion achieved (Yes or No)	N	N									
	Number of criteria passed	4	4									

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	

Passes 6 or 7 criteria including passing essential criterion A	Good (3)											
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)											
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	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: HEDGEROW Habitat Types

Habitat Type

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

Habitat Description

Native Hedgerow

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:	ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358

Condition Assessment Details

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

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

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

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	
				Grid reference										
				TQ 08627 80165	TQ 08644 80169	TQ 08625 80181	TQ 08640 80184	TQ08 6208 0168	TQ08 6168 0197	TQ08 6238 0199	TQ08 6398 0201	TQ08 6348 0217	TQ086 20802 15	
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N	N	N	N	N	N	N	N	N	N	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	N	N	N	N	N	N	N	N	

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	N	N	N	N	N	N	N	N	N	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N	N	N	N	N	N	N	N	N	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	N	Y	N	Y	Y	N	Y	Y	Y	N	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N	N	N	N	N	N	N	N	N	N	
Additional group - applicable to hedgerows with trees only															
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.												

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.													

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

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook. A standard procedure for local surveys in the UK.* [online] Available on:
layout (hedgelink.org.uk)
Footnote 2 – STALEY, J.T. ET AL. (2020) *Definition of Favourable Conservation Status for Hedgerows.* [online] Available on:
Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)
Footnote 3 – Wildlife and Countryside Act 1981 (as amended).
Footnote 4 – CHEFFINGS, C. M. et al. (2005) *The Vascular Plant Red Data List for Great Britain.* Species Status 7: 1-116. [online] Available on:
The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub
Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). *Definitions: wild, native or alien?* [online] Available on:
Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)
Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) *Online Atlas of the British and Irish Flora.* [online] Available on:
Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)
Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on:
Home » NNSS (nonnativespecies.org)
Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Condition sheet: HEDGEROW Habitat Types

Habitat Type

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

Habitat Description

Native hedgerow

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:	ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358

Condition Assessment Details

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

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

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

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference** H11	H12	H13	H14	H15	H16	H17	H18	H19	H20	
			Grid reference	TQ0863880222	TQ0865280196	TQ0862580232	TQ0861780229	TQ0861480241	TQ0854480237	TQ0861080229	TQ0857580225	TQ0859080214	TQ0856080204	
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N	N	N	N	N	N	N	N	N	N	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	N	N	N	N	N	N	N	N	

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	N	N	N	N	N	N	N	N	N	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N	N	N	N	N	N	N	N	N	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Y	Y	Y	N	Y	Y	N	Y	Y	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N	N	N	N	N	N	N	N	N	N	
Additional group - applicable to hedgerows with trees only														
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		N									

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		Y										

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

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook. A standard procedure for local surveys in the UK.* [online] Available on:
layout (hedgelink.org.uk)
Footnote 2 – STALEY, J.T. ET AL. (2020) *Definition of Favourable Conservation Status for Hedgerows.* [online] Available on:
Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)
Footnote 3 – Wildlife and Countryside Act 1981 (as amended).
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Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) *Online Atlas of the British and Irish Flora.* [online] Available on:
Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)
Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on:
Home » NNSS (nonnativespecies.org)
Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Condition sheet: HEDGEROW Habitat Types

Habitat Type

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

Habitat Description

Native hedgerow

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:	ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358

Condition Assessment Details

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

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

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

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H21	H22	H23	H24	H25	H26	H27	H28	H29	H30	
				Grid reference										
				TQ08549802 03	TQ08546802 19	TQ08539802 18	TQ08532802 18	TQ08554280203	TQ08553680201	TQ08555180188	TQ08554580186	TQ08553480185	TQ08547801 69	
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N	N	N	N	N	N	N	N	N	N	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	N	N	N	N	N	N	N	N	

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	N	N	N	N	N	N	N	N	N	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N	N	N	N	N	N	N	N	N	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Y	N	N	Y	N	Y	N	N	Y	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N	N	N	N	N	N	N	N	N	N	
Additional group - applicable to hedgerows with trees only															
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.											

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.													

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

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook. A standard procedure for local surveys in the UK.* [online] Available on:
layout (hedgelink.org.uk)
Footnote 2 – STALEY, J.T. ET AL. (2020) *Definition of Favourable Conservation Status for Hedgerows.* [online] Available on:
Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)
Footnote 3 – Wildlife and Countryside Act 1981 (as amended).
Footnote 4 – CHEFFINGS, C. M. et al. (2005) *The Vascular Plant Red Data List for Great Britain.* Species Status 7: 1-116. [online] Available on:
The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub
Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). *Definitions: wild, native or alien?* [online] Available on:
Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)
Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) *Online Atlas of the British and Irish Flora.* [online] Available on:
Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)
Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on:
Home » NNSS (nonnativespecies.org)
Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Condition sheet: HEDGEROW Habitat Types

Habitat Type

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

Habitat Description

Native hedgerow

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:	ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358

Condition Assessment Details

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

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

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

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H31	H32	H33	H34	H35	H36	H37	H38	H39	H40	
				Grid reference										
				TQ08533801 68	TQ08555801 71	TQ08547801 57	TQ08532801 55	TQ085218 0180	TQ085318 0148	TQ085368 0140	TQ085478 0147	TQ086308 0151	TQ086448 0152	
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N	N	N	N	Y	N	N	N	N	N	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	N	N	N	N	N	N	N	N	

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	N	N	N	Y	N	N	N	N	N	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N	N	N	N	N	N	N	N	N	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	N	Y	N	Y	Y	Y	Y	N	Y	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N	N	N	N	Y	N	N	N	N	N	
Additional group - applicable to hedgerows with trees only															
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.					N						

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.					Y							

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

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook. A standard procedure for local surveys in the UK.* [online] Available on:
layout (hedgelink.org.uk)
Footnote 2 – STALEY, J.T. ET AL. (2020) *Definition of Favourable Conservation Status for Hedgerows.* [online] Available on:
Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)
Footnote 3 – Wildlife and Countryside Act 1981 (as amended).
Footnote 4 – CHEFFINGS, C. M. et al. (2005) *The Vascular Plant Red Data List for Great Britain.* Species Status 7: 1-116. [online] Available on:
The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub
Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). *Definitions: wild, native or alien?* [online] Available on:
Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)
Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) *Online Atlas of the British and Irish Flora.* [online] Available on:
Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)
Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on:
Home » NNSS (nonnativespecies.org)
Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

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 (medium & poor)

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	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358
Grid reference	See TCP	**Habitat parcel reference**	T43 & T53

	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	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
	Number of criteria passed	1	

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)	
Passes 2 or fewer criteria	Poor (1)	Y
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]

Footnotes	
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:	
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)	
and:	
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)	
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.	

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 (small & poor, oversailing vegetation)

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	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358
Grid reference		**Habitat parcel reference**	T4, T5, T6, T17-T22

	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	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
	Number of criteria passed	2	

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)	
Passes 2 or fewer criteria	Poor (1)	Y
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]

Footnotes	
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:	
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)	
and:	
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)	
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.	

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 (small & poor, to be removed)

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	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358
Grid reference	See Arb TCP	**Habitat parcel reference**	T15, T16, T22, T42, T50

	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	
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	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
	Number of criteria passed	0	

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)	
Passes 2 or fewer criteria	Poor (1)	Y
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]

Footnotes	
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:	
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)	
and:	
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)	
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.	

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 (small & poor)

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	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358
Grid reference	See Arb TCP	**Habitat parcel reference**	T1-T3, T7-T14,T23-T26, T34, T35, T40, T41, T44-T49, T51, T52, T54-T83

	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	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
	Number of criteria passed	1	

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)	
Passes 2 or fewer criteria	Poor (1)	Y
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]

Footnotes	
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:	
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)	
and:	
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)	
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.	

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

Line of Trees

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

On-site or off-site, site name and location	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
		Survey reference (if relating to a wider survey)	J21358

Limitations (if applicable)		**Habitat parcel reference**										
		TL1	TL2									
		Grid reference										
		TQ08644801 52	TQ08534801 37									
Condition Assessment Criteria		**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	At least 70% of trees are native species.	N	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.	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	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									
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	N									
	Number of criteria passed	1	1									
Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 criteria	Good (3)											

Passes 3 or 4 criteria	Moderate (2)											
Passes 2 or fewer criteria	Poor (1)	Y	Y									

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook: A standard procedure for local surveys in the UK.* 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).

Footnote 2 – Where ancient and veteran trees are present, see gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

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

Bare Ground

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	On-site, 3 the Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
		Survey reference (if relating to a wider survey)	J21358
Limitations (if applicable)		**Habitat parcel reference**	B1 / B2
		Grid reference	TQ0864 680152 / TQ0853 480137

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										
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.	N	N										
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										
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)	No	No										
	Number of criteria passed	1	1										

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)											
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 3 core criteria.	Poor (1)	Y	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

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:

Home » NNSS (nonnativespecies.org)

and Natural England Access to Evidence page should also be checked for up-to-date information:

Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

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

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

Alternative plants » NNSS (nonnativespecies.org)

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

Other woodland, broadleaved

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	On-site, 3 The Square, Stockley Park	**Survey date and Surveyor name**	09/02/24, Matthew Clark
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	J21358
Grid reference	TQ0865080221	**Habitat parcel reference**	W1

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.	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	
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	No invasives present but Cherry Laurel present in adjacent shrub
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.	1	
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].	1	
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].	1	
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].	1	
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].	2	
				Total Score (out of a possible 39)		

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	20 (Poor)
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

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

Woodland Wildlife Toolkit (sylva.org.uk)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

EWBG INDICATOR 12 is the relevant indicator.

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

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