Pre-development and Post-development Habitat Survey Report for Calculation of Biodiversity Net Gain

For

The Barn Hotel, West End Road, Ruislip

March 2026

Status: For planning

thelandscapepartnership
planning and designing environments for life

Quality Management	
Project:	The Barn Hotel, West End Road, Ruislip
Project No:	B22138
Report title:	Pre-development and Post-development Habitat Survey Report for Calculation of Biodiversity Net Gain
Status:	For planning
Date of last revision:	31st March 2026

	Report Author:	Reviewed by:	Approved by:
Author:	Emily Costello MCIEEM	Nick Aldus MCIEEM	Nick Aldus MCIEEM
Job title:	Principal Ecologist	Principal Ecologist	Principal Ecologist

Client Details	
Client:	Chase New Homes
Client Address:	8 Parkway | Welwyn Garden City | Hertfordshire | AL8 6HG

Contact Details

The Landscape Partnership Ltd

Greenwood House | 15a St Cuthberts Street | Bedford | MK40 3JG **Tel**: 01234 261315

92 St Faith's Lane | Norwich | NR1 4NE **Tel**: 01603 230777

The Granary | Sun Wharf | Deben Road | Woodbridge | IP12 1AZ **Tel**: 01394 380509

Ensign House (E&F) | Tavern Quay | Sweden Gate | Surrey Quays | London | SE16 7TX **Tel**: 020 3092 4141

The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association.

Registered Office:
Greenwood House
15a St Cuthberts Street
Bedford
MK40 3JG

Registered in England No 2709001

Quality Standards

This report is certified BS 42020:2013 'Biodiversity – code of practice for planning and development' compliant and has been prepared in accordance with The Chartered Institute of Ecology and Environmental Management's (CIEEM) Technical Guidance Series '*Ecological Report Writing*' and Code of Professional Conduct.

Contents

1 Introduction

1.1 Commission

1.1.1 The Landscape Partnership was commissioned by Chase New Homes to assess whether a proposed development at The Barn Hotel, West End Road, Ruislip would provide a biodiversity net gain. This was calculated using the Statutory Biodiversity Metric.

1.2 Legislation and policy background

1.2.1 There is a range of protection given to sites and species. Sites may be designated for local, national, European or global importance for nature conservation. Species may be protected by European-scale legislation or varying levels of national regulation. Further information is given in Appendix 1.

1.2.2 The Local Planning Authority has a policy to protect features of nature conservation value within its Local Plan. Other regulators have policies relating to the consents issued by them.

1.2.3 Biodiversity Net Gain is required for most developments under The Environment Act 2021. A minimum of 10% net gain needs to be achieved under The Environment Act 2021 unless exemptions apply.

1.3 Site location and context

1.3.1 The site is located to the south of Ruislip. Access is from West End Road to the west. The site consisted of several buildings that are associated with the existing hotel. Hardstanding roads, car parking areas and footpaths were present across the site with areas of amenity grassland. The site was demarcated by hedgerow along the western site boundary and fences and walls along the northern, eastern and southern boundaries.

1.3.2 A railway line and its corridor were adjacent to the northern site boundary. Residential areas of Ruislip immediately surrounded the site. Yeading Brook was located approximately 1.3km south-east of the site.

1.3.3 The Ordnance Survey Grid Reference for the approximate centre of the proposed development site is TQ 0947 8692. A plan showing the site is provided at Figure 01.

1.4 Description of the project

1.4.1 The proposed development is for residential purposes with a mixture of houses and flats. It is proposed to demolish all existing buildings, with the exception of the Grade II listed buildings (Sherley's Farmhouse, the Oak Room and the Leaning Barn). These existing buildings that are being retained are proposed for refurbishment. The existing site access will serve two dwellings, with the main access being taken off Garden Close to the east of the site. The development proposals are shown in Appendix 2.

1.5 Objectives of this report

1.5.1 The objectives of the biodiversity calculations are:

- Calculate the existing biodiversity units, prior to the development being implemented.
- Calculate the proposed biodiversity units according to the proposals provided at the time of the planning application.
- Assess the net change in biodiversity units resulting from the development.

2 Methodology

2.1 UK Habitat Classification survey methodology

Pre-development

UK Habitat Classification

2.1.1 The standardised UK Habitat Classification and mapping methodology[1] was followed. All habitats present and areas or features of ecological interest within such habitats were recorded and mapped. The survey methodology facilitates a rapid assessment of habitats and it is not necessary to identify every plant species on site. Where given, scientific names of plant species follow Stace ed. 4[2]. The DAFOR scale was applied to each plant species found within the site and in each habitat type, as follows:

- **D**: Dominant - a percentage cover of greater than 75%
- **A**: Abundant – a percentage cover of 51-75%
- **F**: Frequent – a percentage cover of 26-50%
- **O**: Occasional – a percentage cover of 11-25%
- **R**: Rare - a percentage cover of 1-10%

2.1.2 The survey was undertaken on 13th August 2024 by Emily Costello MCIEEM (FISC Level 3) and the weather conditions were overcast (cloud cover 90%), with no wind (Beaufort 0) and a temperature of 25ºC.

Pre-development measurement methodology

2.1.3 The areas of existing on-site habitats were calculated in QGIS using the habitat map (Figure 01) produced by The Landscape Partnership.

Limitations to UK Habitat Classification Survey

2.1.4 There were no significant limitations to the UK Habitat Classification survey.

Post-development

UK Habitat Classification

2.1.5 The retained baseline habitats and proposed habitats are shown on the landscape proposals produced by The Landscape Partnership (drawing no: B22138-101). These habitats were converted to the UK Habitat Classification[1] system and mapped in QGIS (Figure 02). Each proposed habitat was assigned a UK Habitat Classification that best fit with reasonable assumptions made about proposed habitats.

Post-development measurement methodology

2.1.6 The areas of proposed habitats and lengths of proposed linear features were calculated in QGIS using the landscape proposals produced by The Landscape Partnership (drawing no: B22138-101).

Limitations to UK Habitat Classification Survey

2.1.7 The proposed habitats are based on landscape proposals which do not provide long-term management information. This is not considered a significant limitation as there is sufficient information to classify the habitats.

2.2 Habitat Condition Assessment methodology

2.2.1 Habitat condition assessments are a measure of the state of a habitat and are used to measure variation between parcels of the same habitat type. Condition of habitats is often linked to past and present management and land use.

[1] UKHab Ltd (2023). *UK Habitat Classification Version 2.0 (at https://www.ukhab.org)*
[2] Stace, C (2019) *New Flora of the British Isles*. C&M Floristics. 4th Edition.

2.2.2 Condition assessments of all pre and post-development habitats and linear features were undertaken as stated within The Statutory Biodiversity Metric User Guide[3]. The condition of the habitats was assessed using The Statutory Biodiversity Metric Condition Assessment spreadsheets.

2.2.3 Condition assessments of all pre-development habitats and linear features were undertaken on-site during the UK Habitat Classification survey. Condition assessments of all post-development habitats and linear features was a desk-based exercise using the information provided in the site proposals and assessing likely condition at the indicated 'Time to Target Condition' within the metric spreadsheet.

Limitations to Habitat Condition Assessment

2.2.4 The proposed habitats and linear features are based on landscape proposals which does not provide detailed long-term management information. This is not considered a significant limitation as there is sufficient information to estimate their condition.

2.3 Biodiversity Net Gain methodology

Calculation methodology

2.3.1 The Statutory Biodiversity Metric tool (metric version 1.0.4 published on 3rd July 2025) and Statutory Biodiversity Metric condition assessment tables were downloaded from the gov.uk website[4] on 9th March 2026. The Statutory Biodiversity Metric User Guide was followed[3].

Phasing methodology

2.3.2 This development will be created in one phase with limited delay in habitat creation and therefore the 'Delay in starting habitat creation' has been set to zero. There is no advanced planting proposed for this project and therefore the 'Habitat created in advance' has been set to zero.

2.4 Strategic Significance methodology

2.4.1 The Greater London Local Nature Recovery Strategy (LNRS)[5] was published in March 2026. This document provides information on the key habitats and linear features within the county. The habitats pre and post development were assessed against the priority habitats within the LNRS document and assigned a strategic significance.

[3] Department for Environment Food & Rural Affairs (DEFRA) The Statutory Biodiversity Metric User Guide. Published February 2024. Updated July 2025
[4] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides
[5] https://www.london.gov.uk/programmes-strategies/environment-and-climate-change/parks-green-spaces-and-biodiversity/local-nature-recovery-strategy. Published March 2026.

3 UK Habitat Classification survey results

3.1 Pre-development

3.1.1 The UK Habitat types identified during the survey are shown on Figure 01 and each habitat is described below. Primary habitat codes and descriptions (levels 2-5) are listed below in bold. Secondary habitat codes and descriptions (essential and additional) are unbolded.

Heathland and shrub - Bramble scrub h3d

3.1.2 Bramble *Rubus fruticosus* agg. was present in small areas of the site, particularly along the western site boundary. An area of bramble scrub was located towards the southern corner of the site. This area was surrounded by close-board fence and appeared to have not been managed for some time.

3.1.3 These habitat parcels will be lost to facilitate the proposed development.

Individual trees – Urban trees u1b *Scattered trees 32*

3.1.4 Several trees both broadleaved and coniferous were located within the site, predominantly at the site boundaries. Tree species included ash *Fraxinus excelsior*, silver birch *Betula pendula*, elm *Ulmus* sp., holly *Ilex aquifolium*, false acacia *Robinia pseudoacacia*, goat willow *Salix caprea*, Norway spruce *Picea abies*, Lawson cypress *Chamaecyparis lawsoniana* and sycamore *Acer pseudoplatanus*. A full list of species can be found in the tree survey[6].

3.1.5 These trees have been classified as Urban Trees because of their setting within an urban environment and being sited within the garden habitats of the hotel. None of the trees within the site boundary were considered to have high ecological value, did not offer bat roosting opportunities, but did provide some degree of bird nesting opportunities.

3.1.6 The sizes of the trees were determined by their current stem diameter, as shown on the tree survey, and as classified in the table below taken from the Statutory Metric User Guide[3].

Size class	Diameter at breast height (DBH) (cm)
Small	Greater than 7.5cm and less than or equal to 30cm
Medium	Greater than 30cm and less than or equal to 60cm
Large	Greater than 60cm and less than or equal to 90cm
Very large	Greater than 90cm

3.1.7 Details of the tree sizes and those which will be retained or removed is summarised in the table below. Some of the trees below contain multiple individual trees, the number in brackets indicate the quantity of trees within that group.

Size class	Tree No.	Total trees	No. of trees retained	No. of trees removed
Small	*T3*, T5, *T6 (3 trees)*, T8, T10, T11, T13 (12 trees), *T16*, T17, T18, T19, T20, T22, T28, T29, T32, T33, T36a, T39 (2 trees), T40 (7 trees), T41 (7 trees) & T44	48	**24 total** T5, *T6 (3 trees)*, T8, T10, T11, T13 (12 trees), T19, T20, T22, T33 & T44	**24 total** *T3, T16*, T17, T18 T28, T29, T32, T36a, T39 (2 trees), T40 (7 trees) & T41 (7 trees)
Medium	T1, T7, T9, T12, T27, T31, *T42*, T43, *T45 (2 trees)* & T46	11	**8 total** T1, T7, T9, T12, T27, T31, *T42,* & T43	**3 total** *T45 (2 trees)* & T46

Italic font indicates trees are dead

[6] Keen Consultants (December 2022) Survey of trees at The Barn Hotel, West End Road, Ruislip

Grassland - Other neutral grassland g3c

3.1.8 An area of grassland towards the western site boundary consisted of grassland that did not appear to be as regularly managed as the amenity grassland. This grassland was located on a bank with the hedgerow located on top. The sward height of this grassland was uniform and was approximately 10-15cm in height. Grass species within the sward included cock's-foot *Dactylis glomerata* and false-oat grass *Arrhenatherum elatius*. Broadleaved herb species within this grassland included occasional occurrences of ribwort plantain *Plantago lanceolata*, vetch *Vicia* sp., oxeye daisy *Leucanthemum vulgare*, ground-ivy *Glechoma hederacea* and rare occurrences of creeping cinquefoil *Potentilla reptans*, red clover *Trifolium pratense*, red dead-nettle *Lamium purpureum*, and common chickweed *Stellaria media*. Bramble and non-native shrub species were encroaching into this grassland due to a lapse in management. Due to cessation of management of this area of grassland, it is likely that this grassland is transitioning from amenity grassland to semi-improved grassland.

3.1.9 The areas of bramble scrub within this grassland have been included within the area measurement of grassland, as these areas consisted of small areas of bramble scrub that was scattered throughout the grassland. The area of bramble scrub within the grassland consisted of less than 20% of the total area of grassland.

3.1.10 Two smaller patches of grassland were located in the southern corner of the site. These areas of grassland appeared to have previously been regularly mowed; however, there has been a lack of recent mowing. The sward height of the grassland was uniform (indicating previous mowing) and was an average height of 20cm.

3.1.11 Grass species within the sward included occasional perennial ryegrass *Lolium perenne*, cock's-foot and creeping bent *Agrostis stolonifera*, with rare occurrences of Yorkshire fog *Holcus lanatus*, meadow foxtail *Alopecurus pratensis* and wall barley *Hordeum murinum*. Broadleaved herbs included occasional occurrences of white clover *Trifolium repens* and rare occurrences of dandelion *Taraxacum officinale* agg., common ragwort *Jacobaea vulgaris*, common mouse-ear *Cerastium fontanum*, white dead-nettle *Lamium album* and wood dock *Rumex sanguineus*. Patches of nettle *Urtica dioica* were interspersed throughout the sward.

3.1.12 These habitat parcels will be lost to facilitate the proposed development.

Lakes - Other standing water r1g *Ornamental ponds 46*

3.1.13 Two ornamental ponds were located within the site boundary.

3.1.14 Pond 1, approximately 30m^2, was previously a koi carp pond, since the closure of the hotel the fish have been removed from this pond and the pumps/filters are no longer in use. This pond was surrounded by introduced shrubs and amenity grassland. There were limited macrophytes within the pond.

3.1.15 Pond 2, approximately 10m^2, was located beneath the second storey of Building 5. This pond was likely created when this building was constructed in 2006. This pond contained several fish. There were no macrophytes within this pond and a water pump was present within the pond. Although the pump did not appear to be switched on at the time of the survey.

3.1.16 These habitat parcels will be lost to facilitate the proposed development.

Urban - Built-up areas and gardens u1 *Vegetated garden 828*

3.1.17 The grounds of the hotel mainly consisted of amenity grassland and introduced shrubs, with a small area of ruderal vegetation. These habitat types were classified as vegetated garden, as this was considered to be the best fit for this selection of habitats. The management of the habitats above were managed as garden habitats, with the introduced shrubs and amenity grassland regularly maintained.

3.1.18 The grassland in these areas appeared to be regularly mown and had a uniform sward height of 5cm at the time of survey. Species within the grassland include meadow grass *Poa* sp., perennial ryegrass, with daisy *Bellis perennis*, ribwort plantain, dandelion and yarrow *Achillea millefolium*.

3.1.19 Species within the areas of shrubs and flower beds consisted of non-native species such as rose *Rosa* sp., pampas grass *Cortaderia selloana* and cherry laurel *Prunus laurocerasus*.

3.1.20 A small area to the east of Building 4 appeared to be the location of garden waste and ruderal vegetation had begun to establish here. Species included nettle *Urtica dioica*, white dead-nettle *Labium album*, broad leaved dock *Rumex obtusifolius* and cleavers *Galium aparine.*

3.1.21 These habitat parcels will be lost to facilitate the proposed development.

Urban - Developed land; sealed surface u1b including Building u1b5

3.1.22 There were five main buildings within the site boundary that were associated with the hotel, as well as several outbuildings including sheds and a garage block. Full building descriptions can be found in the Ecological Impact Assessment[7].

3.1.23 Car parks, internal roads, courtyards and footpaths around the buildings consisted of hardstanding and were covered in concrete, asphalt, block paving and gravel.

3.1.24 These habitat parcels will be lost to facilitate the proposed development.

Urban - Artificial unvegetated; unsealed surface u1c *Bare ground 510*

3.1.25 Two areas of bare ground covered in gravel were located towards the south of the site. Vegetation was beginning to emerge through the gravel although was sparse. Species included perennial ryegrass, Yorkshire fog, barren brome *Anisantha sterilis*, creeping thistle *Cirsium arvense*, broadleaved plantain *Plantago major*, dandelion, wood avens *Geum urbanum*, spear thistle *Cirsium vulgare*, bristly oxtongue *Helminthotheca echioides*, purple loosestrife *Lythrum salicaria*, cleavers *Galium aparine*, prickly sow-thistle *Sonchus asper*, nettle and garlic mustard *Alliaria petiolata*.

3.1.26 These habitat parcels will be lost to facilitate the proposed development.

Linear features

Native hedgerow h2a

3.1.27 A hawthorn *Crataegus monogyna* hedgerow was located along the western site boundary. This hedgerow appeared to be managed and had a height of approximately 4m and a width of approximately 1m, at the time of the survey. Ivy *Hedera helix* was growing within this hedgerow. Towards the northern end of this hedgerow was a row of immature ash growing through the hedgerow. This hedgerow is situated on top of a bank, with a footpath beyond the hedgerow. This bank is not a feature of the hedgerow and was mainly present due to the different levels of the ground.

3.1.28 This hedgerow is proposed for retention under current design plans.

Non-native and ornamental hedgerow h2b

3.1.29 Two rows of Leyland cypress *Cupressus x leylandii* were located within the site, one to the east of the hawthorn hedgerow and separated a road from amenity areas of the hotel and the second at the eastern edge of the access road. A row of Lawson cypress was located at the eastern site boundary. These rows of trees did not appear to have been recently managed, this was thought to be due to the age of these trees.

3.1.30 This hedgerow is proposed for removal under current design plans.

3.2 Post-development

3.2.1 The UK Habitat types that were identified from the development proposals are shown on Figure 02. Primary habitat codes and descriptions (levels 2-5) are listed below in bold. Secondary habitat codes and descriptions (essential and additional) are unbolded.

Grassland – Other neutral grassland g3c (Proposed wildflower meadow)

3.2.2 Under current design proposals, areas of wildflower grassland are located within public green spaces. It is assumed that these areas of green space will be managed by a management

[7] The Landscape Partnership (March 2026) Ecological Impact Assessment for The Barn Hotel, West End Road, Ruislip

company given the nature of the proposed development, as opposed to being in the control of private householders.

3.2.3 This area of meadow grasslands has been categorised as 'Grassland – other neutral'. The meadow mixture has not yet been determined but is likely to be a meadow mixture similar to EM1 Basic General Purpose Meadow Mixture. This meadow mix or a similar mix is believed to best fit this category taking into consideration the variety of grass and wildflower species usually found within the seed mix and the proposed management of this area of grassland. Although this meadow mix only meets three of the criteria below (see table below), the species within the mix and the proposed management would not fit the modified grassland definition.

Other neutral grassland criteria[1]	**Justification**
>20% cover of broadleaved herbs and sedges	**No** – Wildflower seed mixes usually contain less than 20% wildflower species.
>8 species per m^2 (including forbs, grasses, sedges and rushes, and excluding bryophytes)	**Yes** – Seed mixes usually contain over eight species of wildflower and grasses
≥1 grass species that is not generally sown for intensive agricultural production (i.e. Rye-grasses *Lolium spp.*, Timothy *Phleum pratense*, Cock's-foot *Dactylis glomerata*, Meadow fescue *Festuca pratensis*) is at least abundant	**Yes** – more than 1 grass species not sown for agricultural production will likely be present within the seed mix
Cover of Rye-grasses *Lolium spp.* and White Clover *Trifolium repens*, where present is <30%	**Yes** – No perennial rye-grass or white clover are likely to be present within seed mix.

Grassland - Modified grassland g4 (Proposed amenity grass)

3.2.4 The proposed amenity grass within public green spaces has been categorised as 'Grassland–modified grassland'. This category has been chosen due to the types of grass species proposed within the sward and the regularly management that is recommended by the supplier. These areas of grassland are located within areas of public open space and it is assumed that these areas will be managed by a management company given the nature of the proposed development, as opposed to being in the control of private householders.

Heathland and shrub -Mixed scrub h3h (Proposed mixed native shrub planting)

3.2.5 Proposed native shrub planting has been classified as 'Heathland and shrub – mixed scrub' as this habitat best fits the proposed habitat. Species composition is currently unknown; however, it is assumed that the scrub mix will contain at least three woody species and no one species will be dominant. It is also assumed that the proposed habitat will be a mixture of native shrubs and will be managed for wildlife.

3.2.6 Native scrub is proposed along the bank at the western site boundary and at the eastern site boundary. The aim of this proposed habitat is to improve connectivity surrounding the site. It is assumed that these areas will be managed by a management company given the nature of the proposed development, as opposed to being in the control of private householders.

Urban – Introduced shrub u1 847 (Proposed ornamental shrub/perennial planting)

3.2.7 Proposed habitats that have been included within this category are proposed ornamental shrub/perennial planting located within public green spaces. These areas of planting will contain non-native species and will be managed for their amenity value. It is assumed that these areas will be managed by a management company given the nature of the proposed development, as opposed to being in the control of private householders.

Urban – Vegetated garden u1 828 (Proposed private gardens)

3.2.8 The proposed areas of vegetation/grassland within the curtilage of privately owned homes have been included within this habitat type.

3.2.9 In line with The Statutory Biodiversity Metric User Guide[8], proposed tree and hedgerow planting within areas classed as vegetated garden have not been included within the metric.

Urban – Unvegetated garden u1 829 (Proposed private gardens)

3.2.10 The proposed areas of hardworks within the curtilage of privately owned homes have been included within this habitat type.

Urban – Developed land; sealed surface u1b including Buildings u1b5 (all proposed hardworks and buildings)

3.2.11 The proposed access roads, internal roads and hardworks surrounding the proposed buildings have been categorised as this habitat type. The proposed buildings have also been included within this habitat type.

Urban tree - Scattered trees u1, g4 & g3c 32 (proposed trees)

3.2.12 The proposed trees have been classified as 'Urban – Urban trees' as these will be located within an urban setting and managed for amenity value. All trees at planting will have a stem diameter that is less than 30cm and therefore all proposed trees have been classed as small sized trees.

3.2.13 A total of 74No. trees are proposed outside of private curtilages. The tree species have not yet been determined; however, there are 31 proposed native trees and 43 proposed ornamental trees outside of private curtilages. The location of tree planting is at the site boundaries and within the public green space within the site.

3.2.14 All of these trees have been included within the calculation because it is assumed that the green spaces will be managed by a management company given the nature of the proposed development, as opposed to being in the control of private householders.

Linear features

Native hedgerow h2a (Proposed native hedgerows)

3.2.15 New hedgerow planting is proposed at the base of the western boundary bank, which aims to strengthen this boundary vegetation and improve connectivity. Species composition is currently unknown; however, it is assumed that the hedgerow will contain a variety of woody species and no one species will be dominant. It is also assumed that the proposed habitat will be managed for wildlife.

3.3 Habitat condition assessment results

3.3.1 The habitat condition assessment spreadsheets for existing and proposed habitats can be found in Appendix 3. A summary of the results can be found in the table below.

Existing habitats/linear features

Habitat/Linear Feature	Condition
Habitats	
Heathland & shrub - Bramble scrub h3d	Condition Assessment N/A
Individual trees – Urban trees u1b 32 (alive trees)	Moderate
Individual trees – Urban trees u1b 32 (dead trees)	Poor
Grassland - Other neutral grassland g3c	Poor
Lakes - Ornamental ponds r1g 46	Poor
Urban – Vegetated garden u1 828	Condition Assessment N/A
Urban – Developed land; sealed surface u1b including Building u1b5	N/A - Other
Urban - Artificial unvegetated; unsealed surface u1c 510	N/A - Other

[8] Department for Environment Food & Rural Affairs (DEFRA) The Statutory Biodiversity Metric User Guide. Published February 2024. Updated July 2025

Habitat/Linear Feature	Condition
Hedgerows	
Hedgerow - Native hedgerows h2a	Good
Hedgerow - Non-native and ornamental hedgerow h2b	Poor

Proposed habitats/linear features

Habitat/Linear Feature	Condition
Habitats	
Grassland – Other neutral grassland g3c (Proposed wildflower meadow)	Poor
Grassland - Modified grassland g4 (Proposed amenity grass)	Poor
Heathland and shrub -Mixed scrub h3h (Proposed mixed native shrub planting)	Poor
Urban – Introduced shrub u1 847 (Proposed ornamental shrub/perennial planting)	Condition Assessment N/A
Urban – Vegetated garden u1 828 (Proposed private gardens)	Condition Assessment N/A
Urban – Unvegetated garden u1 829 (Proposed private gardens)	N/A - Other
Urban – Developed land; sealed surface u1b including Buildings u1b5 (all proposed hardworks and buildings)	N/A - Other
Urban tree - Scattered trees u1 32 (Proposed trees)	Moderate
Hedgerows	
Native hedgerow h2a (Proposed native hedgerows)	Good

3.4 Biodiversity impact calculation results

Pre-development units	Post-development units	Net gain in units	Net gain in %	Trading rules met?	Unit deficit
Habitats					
3.84	3.58	-0.26	-6.71%	No	0.64
Hedgerows					
0.95	1.42	0.47	+49.51%	Yes	-
Watercourses					
N/A	-	-	-	-	-

3.4.1 Due to the size and design constraints of the site, it is understood that off-site credits will be purchased to achieve the required 10% net gain in Habitats and meet trading rules. A unit deficit of 0.64 Habitat Units is required to compensate for the loss of 'grassland of medium distinctiveness' and 'individual trees' on-site.

3.5 Significance results

3.5.1 The strategic significance for all pre-development habitats has been set as 'Area/compensation not in local strategy/no local strategy' as per guidance[3].

3.5.2 The site does not fall within any areas of particular importance for biodiversity, or within areas that could become of particular importance. Therefore all habitats within the site have been set to the default 'Area/compensation not in local strategy/no local strategy'.

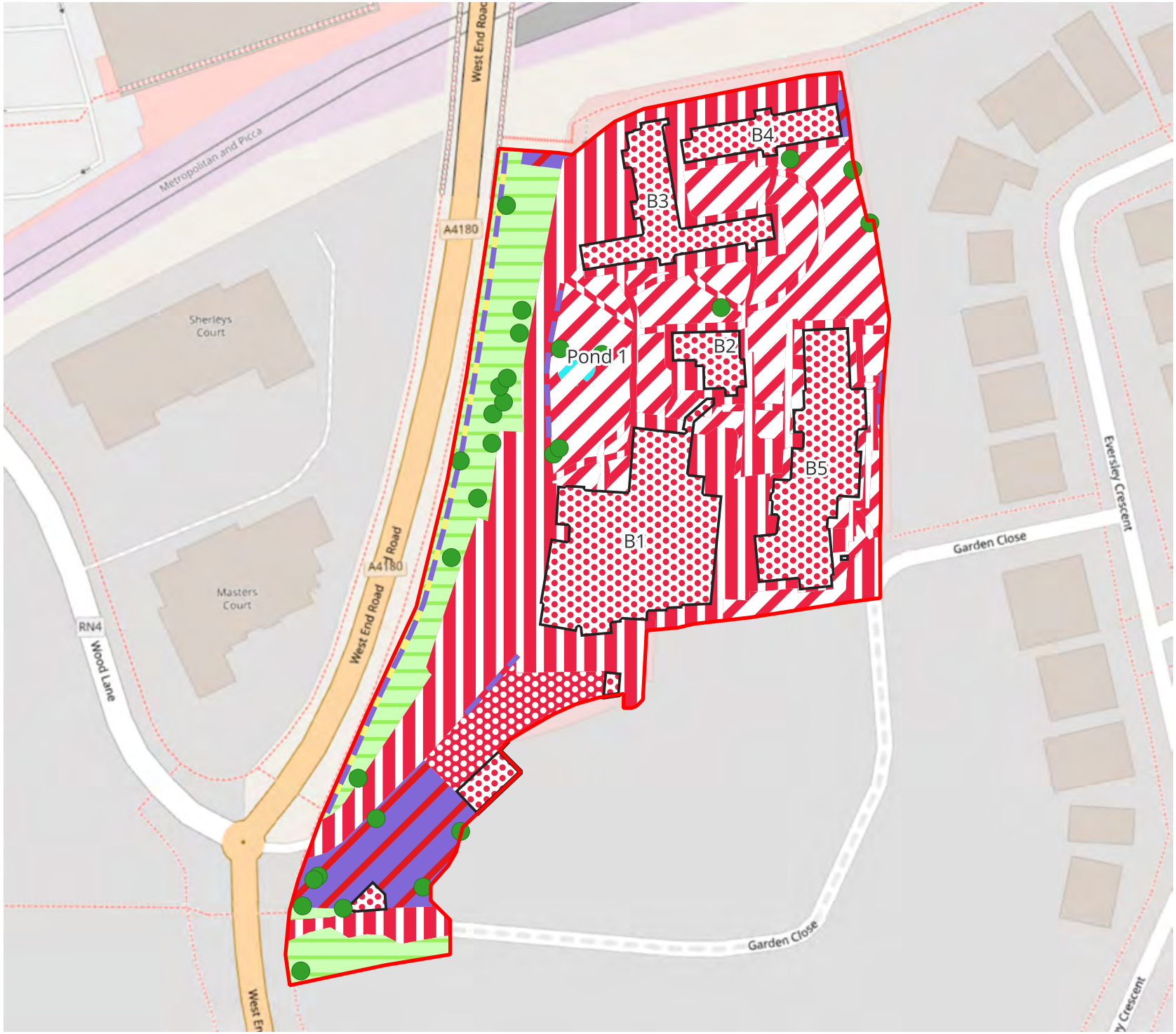
4 Conclusions

4.1.1 The development will currently achieve a net loss of -6.71% for Habitat Units, and a net gain of 49.51% for Hedgerow Units. The trading rules for habitats have not been met. The trading rules for hedgerows have been met.

4.1.2 This does not meet the requirements set by The Environment Act 2021 as achieving at least 10% net gain and satisfying trading rules for habitats. This does meet the requirements set by The Environment Act 2021 as achieving at least 10% net gain in hedgerows and satisfying trading rules for hedgerows.

4.1.3 Due to the size and design constraints of the size, it is understood that off-site credits will be purchased to achieve the required 10% net gain in Habitats and meet trading rules. A unit deficit of 0.64 Habitat Units is required to compensate for the loss of 'grassland of medium distinctiveness' and 'individual trees' on-site.

Figures



Key

- Site Boundary
- Other neutral grassland g3c
- Bramble scrub h3d
- Built-up areas and gardens u1 828
- Developed land; sealed surface u1b
- Buildings u1b5
- Artificial unvegetated; unsealed surface u1c 510
- Other standing water r1g 46
- Scattered trees u1b 32
- Native hedgerow h2a
- Non- native and ornamental hedgerow h2b

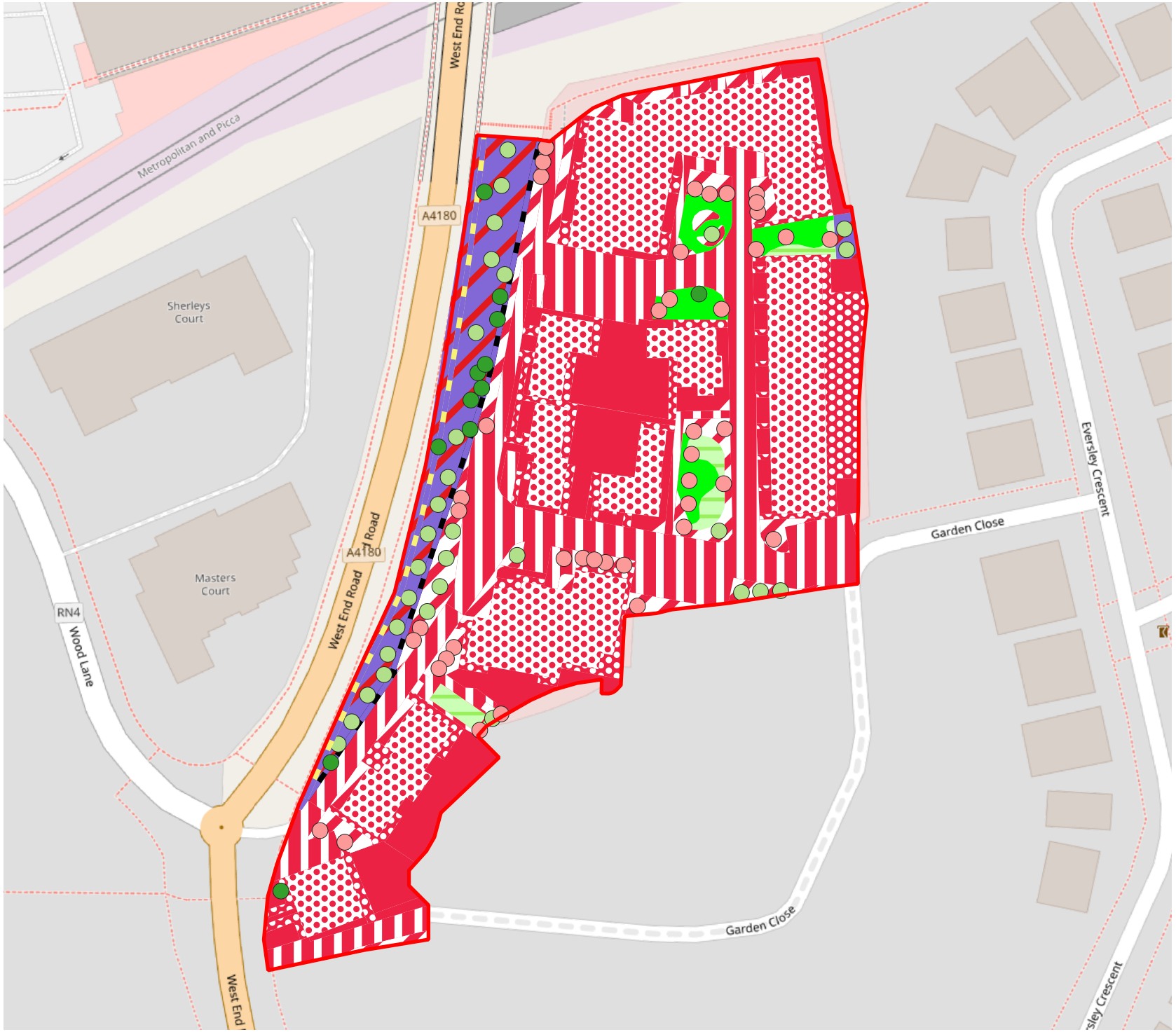
B22138 The Barn Hotel, Ruislip

Pre-development UK Habitat Classification Survey

Figure 01

Scale: 1:1,000
March 2026

thelandscapepartnership



Key

- Site Boundary
- Other neutral grassland g3c
- Modified grassland g4
- Mixed scrub h3h
- Introduced shrub u1 847
- Vegetated garden u1 828
- Unvegetated garden u1 829
- Developed land. sealed surface u1b
- Buildings u1b5
- Retained trees u1b 32
- Proposed native trees u1, g4 & g3c 32
- Proposed ornamental trees u1, g4 & g3c 32
- Retained hedgerow h2a
- Proposed native hedgerow h2a

B22138 The Barn Hotel, Ruislip

Post-development UK Habitat Classification Survey

Figure 02

Scale: 1:1,000
March 2026

thelandscapepartnership

Appendix 1

Legislative and policy context

There is a number of pieces of legislation, regulations and policies specific to ecology which underpin this assessment. These may be applicable at a European, National or Local level. References to legislation are given as a summary for information and should not be construed as legal advice.

Birds Directive

The European Community Council Directive on the Conservation of Wild Birds (79/409/EEC), normally known as the Birds Directive, sets out general rules for the conservation of all naturally occurring wild birds, their nests, eggs and habitats. It was superseded by the 'new' Birds Directive (2009/147/EC) which generally updated the previous directive.

These requirements are interpreted into English law by the Wildlife and Countryside Act 1981 (as amended) with regard to protection of birds, and the Conservation of Habitats and Species Regulations 2017 with regard to the registration and regulation of Special Protection Areas.

Habitats Directive

The European Community Council Directive on the Conservation of Natural Habitats of Wild Fauna and Flora (92/43/EEC), normally known as the Habitats Directive, aims to protect the European Union's biodiversity. It requires member states to provide strict protection for specified flora and fauna (i.e. European Protected Species) and the registration and regulation of Special Areas of Conservation.

These requirements are interpreted into English law by the Conservation of Habitats and Species Regulations 2017 with regard to European Protected Species and the registration and regulation of Special Areas of Conservation.

Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017 interpret the Birds Directive and Habitats Directive into English and Welsh law. For clarity, the following paragraphs consider the case in England only, with Natural England given as the appropriate nature conservation body. In Wales, the Countryside Council for Wales is the appropriate nature conservation body.

Special Protection Areas and Special Areas of Conservation are defined in the regulations as 'European sites'. The Regulations regulate the management of land within European sites, requiring land managers to have the consent of Natural England before carrying out management. Byelaws may also be made to prevent damaging activities and if necessary land can be compulsorily purchased to achieve satisfactory management.

The Regulations define competent authorities as public bodies or statutory undertakers. Competent authorities are required to make an appropriate assessment of any plan or project they intend to permit or carry out, if the plan or project is likely to have a significant effect upon a European site. The permission may only be given if the plan or project is ascertained to have no adverse effect upon the integrity of the European site. If the competent authority wishes to permit a plan or project despite a negative assessment, imperative reasons of over-riding public interest must be demonstrated, and there should be no alternative to the scheme. The permissions process would involve the Secretary of State and the option of consulting the European Commission. In practice, there will be very few cases where a plan or project is permitted despite a negative assessment. This means that a planning application has to be assessed by the Local Planning Authority, based on information provided by the applicant, and the assessment must either decide that it is likely to have no significant effect on a European site or ascertain that there is no adverse effect upon the integrity of the European site.

Government policy is for Ramsar sites (wetlands of global importance) to be treated as if they were European sites within the planning process.

Appropriate Assessment

Appropriate Assessment is required in certain instances under the Conservation of Habitats and Species Regulations 2017. Regulation 63 says that:

> *63.— (1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which-*
>
> *(a) is likely to have a significant effect on a European site or a European offshore marine site*

(either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site,

must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

(2) A person applying for any such consent, permission or other authorisation shall provide such information as the competent authority may reasonably require for the purposes of the assessment or to enable them to determine whether an appropriate assessment is required.

(3) The competent authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority may specify.

(4) They must also, if they consider it appropriate, take the opinion of the general public, and if they do so, they must take such steps for that purpose as they consider appropriate.

(5) In the light of the conclusions of the assessment, and subject to regulation 64 (considerations of overriding public interest), the competent authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

(6) In considering whether a plan or project will adversely affect the integrity of the site, the authority must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which they propose that the consent, permission or other authorisation should be given.

The competent authority is typically the local planning authority. The appropriate assessment contains the information the council requires for the purposes of its assessment under the Habitat Regulations.

The Habitat Regulations also are applicable to local authority land use plans and policies. If a policy or plan is likely to have a significant effect upon a European site, the permission may only be given if the policy or plan is ascertained to have no adverse effect upon the integrity of the European site. This approach gives rise to a hierarchy of plans each with related appropriate assessments. For example, the appropriate assessment of a Regional Spatial Strategy will affect policies within a Core Strategy, which will then need its own appropriate assessment, and so on.

European Protected Species

European Protected Species of animals are given protection from deliberate capture, injury, killing, disturbance or egg taking/capture. Their breeding sites or resting places are also protected from damage or destruction, which does not have to be deliberate. A number of species are listed as European Protected Species, with those most likely to be considered in planning applications being bats, dormouse, great crested newt and otter. Natural England may give a licence for actions that are otherwise illegal, subject to them being satisfied on the three tests of no alternative, over-riding public interest, and maintenance of the species in favourable condition.

European Protected Species of plant are also listed and given protection. These species are generally very rare and unlikely to be present in proposed development sites.

Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 has been amended many times, including by the Countryside and Rights of Way Act 2000. It contains provisions for the notification and regulation of Sites of Special Scientific Interest, and for protected species.

The Regulations regulate the management of land within Sites of Special Scientific Interest, requiring land managers to have the consent of Natural England before carrying out management.

All public bodies are defined as 'S28G' bodies, which have a duty to further the nature conservation of Sites of Special Scientific Interest in the undertaking of their functions. In practice, this prevents planning applications being permitted if they would harm Sites of Special Scientific Interest, as it would be a breach of that duty.

The Act makes it an offence intentionally to kill, injure, or take any wild bird, take, damage or destroy the nest of any wild bird, while that nest is in use or being built, or take or destroy an egg of any wild bird. Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young.

The Act makes it an offence intentionally to kill, injure or take any wild animal listed on Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. Some species have lesser protection under this Act, for example white-clawed crayfish, common frog and toads are only protected from sale, and reptile species, other than smooth snake and sand lizard, are protected from intentional killing or injury, but they are not protected from disturbance and their habitat is not protected. It is also an offence intentionally to pick, uproot or destroy any wild plant listed in Schedule 8.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) dated December 2024 provides Government Policy in relation to nature conservation and planning as well as other matters.

Chapter 15 paragraph 187(d) of the NPPF says that the planning system should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Paragraphs 188 and 189 relate to policy for designated sites of biodiversity or landscape importance. Local Plan policies should distinguish between the hierarchy of international, national and locally designated sites and allocate land with the least environmental or amenity value and maintain and enhance networks of habitats and green infrastructure. Further policy is within paragraph 185, where Local Planning Authorities should to protect and enhance biodiversity within their Local Plans by:

- Identifying, mapping and safeguarding components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promoting 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.

When determining planning applications Local Planning Authorities should apply the following principles (paragraph 193):

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused,
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- 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.

Paragraph 194 adds protection to candidate sites of European or International importance (Special Protection Areas, Special Areas of Conservation and Ramsar sites) and also to those sites identified or required as compensatory measures for adverse effects on habitats sites, potential SPA, possible SAC listed or proposed Ramsar sites.

Paragraph 195 clarifies that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a 'habitats' site, i.e. a European site, (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Government circular 'Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System' referenced ODPM 06/2005 has not been replaced and remains valid. It sets out the legislation regarding designated and undesignated sites and protected species and describes how the planning system should take account of that legislation. It does however pre-date the NERC Act 2006 (see below), which includes a level of protection for a further list of habitats and species regardless of whether they are on designated sites or elsewhere.

Natural Environment and Rural Communities (NERC) Act 2006

This Act includes a list of habitats and species of principal importance in England. Local Authorities are required to consider the needs of these habitats and species when making decisions, such as on planning application.

Local Planning Authority's planning policy

The Local Planning Authority will have policies relating to biodiversity conservation.

Species Legislation

The following table provides an overview of legislation with regard to species.

Protected Species	Legislation			
	Wildlife & Countryside Act, 1981	**The Conservation of Habitats and Species Regulations, 2017**	**Natural Environment & Rural Communities (NERC) Act, 2006**	**Protection of Badgers Act, 1992**
Plants (certain 'rare' species)	✓	✓[9]	✓	
Invertebrates (certain 'rare' species)	✓	✓[10]	✓	
White-clawed crayfish	✓		✓	
Great crested newt, natterjack toad, pool frog	✓	✓	✓	
Other amphibians	✓[11]		✓	
Sand lizard, smooth snake	✓	✓[12]	✓	
Other reptiles	✓[13]		✓	
Breeding birds	✓	✓	✓	
Wintering birds (certain 'rare' species)	✓	✓	✓	
Bats	✓	✓	✓	
Dormouse	✓	✓	✓	
Water vole	✓		✓	
Otter	✓	✓	✓	
Badger				✓

[9] Nine species present in the UK, with very specialised habitat requirements, are European Protected Species.

[10] Fisher's estuarine moth, large blue butterfly and lesser whirlpool ram's-horn snail are European Protected Species.

[11] The four other native amphibian species (smooth and palmate newts, common frog and common toad) are only protected against trade under this act.

[12] Smooth snake and sand lizard are European Protected Species.

[13] The four other native reptile species (common lizard, slow worm, grass snake and adder) are protected against intentional killing, injury and trade under this act.

Appendix 2

Existing public Footpath

An additional access point into the building is provided to activate the frontage, with shrub planting delivering a visible enhancement to the public realm

Existing concrete retaining wall retained.

Existing hawthorn hedgerow with trees to be retained along site boundary, and strengthened with additional native shrub understorey planting with trees on the embankment to improve screening of the site, and enhance biodiversity.

Proposed communal space with informal natural play features and seating. Planting including ornamental shrubs and trees

Ornamental evergreen hedgerows located to the front of the proposed apartments to provide privacy to the ground floor units, and year round seasonal interest.

Proposed removable bollards

Existing brick wall along northern boundary to be removed and replaced with shrub planting/hedgerows

Feature tree located to centre of courtyard. Low timber bollards positioned around open space, to deter parking.

Existing trees along boundary to be retained where possible

Informal play space with small mounding

Existing listed buildings to be retained. Front garden spaces to be visually contained by hedgerows to provide a traditional setting to the properties. Rear spaces are provided with hedgerows and mixed ornamental shrub and herbaceous perennial planting with lawns.

Proposed properties provided with mixed ornamental shrub planting, providing structure and character to the street. Bin/cycle shelters to be provided with lightweight green roof systems

Proposed heritage plaque. Details by others.

Existing off-site trees provide visual and physical separation between existing and proposed residential blocks. Trees to be retained

Cycle//Refuse store to Architects details

Existing off-site trees provide visual and physical separation between existing and proposed residential blocks. Trees to be retained

Existing access into the site to be retained, with existing trees retained where possible. Structural and ornamental shrubs are proposed either side of the proposed access to provide a sense of arriva

Existing access into site remodeled, with existing trees retained where possible. Structural and ornamental shrubs are proposed either side of the proposed access, to provide a sense of arrival.

Garden Close

7 to 12

13 to 18

19 to 25

26 to 32

0 5 m 10 m 15 m 20 m 25 m

SCALE: 1:250

Key

- Existing trees and vegetation to be retained
- Existing tree to be removed
- Proposed heritage plaque - Details by others.
- Proposed native tree
- Proposed ornamental tree
- Proposed specimen shrubs
- Proposed mixed native shrub planting
- Proposed ornamental shrub/perennial planting
- Proposed native hedgerow
- Proposed single species hedgerow
- Proposed amenity grass
- Proposed wildflower meadow
- Proposed 1.8m high close board fence (with 13x13cm hedgehog holes)
- Proposed play mounding
- Proposed raised planter
- Proposed loose gravel
- Proposed grassed safety surfacing and play equipment
- Proposed block paved surfacing
- Proposed coloured asphalt / resin surfacing
- Proposed flag paving / feature paving
- Proposed asphalt surfacing
- Existing wall to be retained, realigned where required
- Proposed wall - Walls to property frontages to be 1.5m
- Proposed 0.9m high metal railings
- Proposed 1.8m high metal railings
- Proposed 0.45m high knee rail
- Proposed close board fences
  - With hedgehog holes
  - Proposed low retaining wall (less than 800mm height) - To engineers details.
- Proposed removeable bollard
- Proposed bin storage with timber cladding/battons (to architects details). With Sedum/lightweight green roof
- Proposed timber bollard

Letter	Revision	By	Date
L	Following coordination in accordance with the new site layout	ZZ	31.03.2026
K	T18 Tree removal	ZZ	24.03.2026
I	Updated to accord with new site layout	ZZ	23.03.2026
J	Following coordination with BNG assessment	OT	11.03.2026
H	Updated to accord with new site layout	OT	09.03.2026
G	Updated following team and Client comments	OT	10.02.2026
F	Updated to accord with new site layout	ZZ	30.01.2026
E	Fence updated	OT	21.08.2024
D	Updated to accord with new site layout	OT	09.08.2024
C	Updated to accord with new site layout	OT	02.07.2024
B	Updated to accord with new site layout	OT	20.05.2024
A	Site Boundary updated	OT	09.02.2023

thelandscapepartnership
planning and designing environments for life

Bedford 01234 261315
Woodbridge 01394 380509
London 020 3092 4141
Norwich 01603 230777

Project
The Barn Hotel, West End Road Ruislip

Drawing
Landscape Proposals

Job No. B22138
Dwg. No. 101L
Scale 1:250@A1
Drawn DT/EF
Checked OT
Date 06.02.2023

Status
Planning

North

Appendix 3

Survey Cover Sheet			
Survey date/s	Pre-development: 13th August 2024. Post-development: 24th March 2026	**Site name or location**	The Barn Hotel, West End Road, Ruislip, HA4 6JB
Weather conditions	Overcast (cloud cover 90%), with no wind (Beaufort 0) and 25oC	**Project or development name**	The Barn Hotel, West End Road, Ruislip
Surveyor name	Emily Costello	**On-site or off-site**	On-site
Survey reference	B22138	**Reason for assessment (if not baseline condition survey)**	
Notes			

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

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

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

Habitat Description

See accompanying report - Existing trees (alive trees)

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

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

On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	13th August 2024, Emily Costello
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Over 70% of on-site trees were native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	The canopies were predominantly continuous. Individual trees automatically pass this criterion
C	The tree is mature (or more than 50% within the block are mature)[1].	No	None of the on-site trees were classified as mature on the tree survey
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	There was little or no evidence of adverse impacts on tree health by human activities
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	The majority of trees were in good condition with very little natural ecological niches.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	The majority of canopies were oversailing hardstanding
	Number of criteria passed	3	

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

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

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

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

Habitat Description

See accompanying report - Existing trees (dead trees)

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

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

On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	13th August 2024, Emily Costello
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	All trees were native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	There were many gaps within the canopies of these trees
C	The tree is mature (or more than 50% within the block are mature)[1].	No	None of the on-site trees were classified as mature on the tree survey
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	There was little or no evidence of adverse impacts on tree health by human activities but trees were dead
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	The majority of trees had very few natural ecological niches.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	The majority of canopies were oversailing hardstanding
	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)	Poor

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

Suggested enhancement interventions to improve condition score[2]

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

UK Habitat Classification (UKHab) Habitat Types

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

On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	13th August 2024, Emily Costello
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0944 8693	**Habitat parcel reference**	

Habitat Description

See accompanying report - Grassland on bank

ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	No	This was a patch of grassland that did not receive regular management. Grassland was species poor.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	The sward height of this grassland was fairly uniform and was approximately 20cm in height.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	No	No bare ground noted
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	No	No bracken noted but the amount of bramble scrub exceeded 5%

E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Yes	No evidence of physical damage by human activities. No invasive non-native plants noted
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	There was an average of 4 species per m2.
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	No	
	Number of criteria passed	1	

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

Suggested enhancement interventions to improve condition score

Notes

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

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

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

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

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

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

UK Habitat Classification (UKHab) Habitat Types

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

On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	13th August 2024, Emily Costello
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0944 8693	**Habitat parcel reference**	

Habitat Description

See accompanying report - Grassland in southern corner of site

ukhab – UK Habitat Classification			

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	No	This was a patch of grassland that did not receive regular management. Grassland was species poor.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	The sward height of this grassland was fairly uniform and was approximately 20cm in height.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	No	Bare ground <1% coverage
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	No bracken noted and scrub accounted for less than 5%

E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Yes	No evidence of physical damage by human activities. No invasive non-native plants noted
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	There was an average of 5-6 species per m2.
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	No	
	Number of criteria passed	2	

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

Suggested enhancement interventions to improve condition score

Notes

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

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

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

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

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

Condition Sheet: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat) **Lakes - Ponds (non-priority habitat)** **Lakes - Temporary lakes ponds and pools (H3170)** [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes] **Lakes - Ornamental lake or pond** [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]			
Habitat Description			
See accompanying report - Existing ornamental ponds			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	13th August 2024, Emily Costello
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland[1] and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	No	The water quality was not in good condition since the filter pumps had been switched off
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	Amenity grass, introduced shrubs and hardstanding surround both ponds
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Yes	There is little evidence of duckweed on the surface. The duckweed coverage is currently <1%
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes	The ponds are not artifically connected to other waterbodies
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	Yes	The ponds previously contained pumps, but the pumps have since been switched off
F	There is an absence of listed non-native plant and animal species[3].	No	There is a presence of non-native fish within both ponds

G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	No	There is a presence of non-native fish within both ponds
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3 m deep.	No	Emergent, submerged and floating plants cover less than 5%
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	No	Both ponds are shaded by approximately 65% because of adjacent vegetation and buildings
	Number of criteria passed	3	

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

Suggested enhancement interventions to improve condition score

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

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

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

Condition Sheet: 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

See accompanying report - 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, The Barn Hotel Ruislip	**Survey date and Surveyor name**	13th August 2024, Emily Costello
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	Although vegetation is present it covered less than 10% of this area. The remaining areas are covered in gravel
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.	No	The vegetation that is present does not provide a variety of plants that are beneficial to wildlife year-round
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).**	Yes	No invasive non-native species were noted.
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)	Yes
		Number of criteria passed	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)	Poor
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 4 criteria.	Poor (1)	
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 2 or fewer of 5 criteria.	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

Condition sheet: 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

See accompanying report - Existing hedgerow along western site boundary

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	13th August 2024, Emily Costello
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0944 8693	**Habitat parcel reference**	

Condition Assessment Details

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

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

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

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
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).	Yes	Hedgerow height approximately 4m
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).	No	Hedgerow width approximately 1m
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).	Yes	Gap between hedgerow canopy and ground does not exceed 0.5m
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).	Yes	Gaps in canopy do not exceed 10% of the length

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.	Yes	Grassland is no longer mown to hedge-line and therefore undisturbed and footpath located on the other side of hedgerow
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.	No	Nettles were present at base of hedgerow on site side for more than 20% of hedgerow length
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].	Yes	No invasive non-native species present within hedgerow
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).	Yes	No current damage from human activities noted
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:	Good

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

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

UK Habitat Classification (UKHab) Habitat Types

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

On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	24th March 2026, Emily Costello
Limitations (if applicable)	See report	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	

Habitat Description

See accompanying report - Proposed wildflower areas

ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	No	The wildflower mix will likely have a good mixture of species; however, unlikely to represent a good example of this habitat type given its setting.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	Although this grassland will be managed by a minimal mowing regime, mowing twice a year will provide a uniform sward height.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	No	Cover of bareground is possible and could exceed 5%. Although any physical damage will be re-seeded within the first five years of sowing.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	No bracken is present within the mixture and scrub encroachment will be managed by occasional mowing

E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Yes	No invasive non-native species are proposed and no damage or species indicative of sub-optimal condition will be present. Any physical damage will be re-seeded within the first five years of sowing.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	Yes	There will likely be over 10 vascular plant species per m2, as the wildflower mix contains 14 species.
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	No	
	Number of criteria passed	3	

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

Suggested enhancement interventions to improve condition score

Notes

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

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

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

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

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

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	24th March 2026, Emily Costello
Limitations (if applicable)	See report	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	
Habitat Description			
See accompanying report - Proposed modified grassland			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Amenity grassland turf/seed mixes usually contain 3-4 grass species. So this criterion is not passed
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	The areas of amenity grassland would likely be managed to a uniform sward height as per manufacturers recommendations.
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.	Yes	Mowing of this habitat should minimise scrub growth
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.	Yes	Any physical damage will be reseeded within the first five years.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	Bare ground likely to exceed 10% given its setting and shading from trees. Any bare ground will be reseeded within the first five years.
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	No bracken proposed within the grassland
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	No invasive non-native species proposed

Essential criterion achieved (Yes or No)	No
Number of criteria passed	4

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

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: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub **Heathland and shrub - Gorse scrub** **Heathland and shrub - Hawthorn scrub** **Heathland and shrub - Hazel scrub** **Heathland and shrub - Mixed scrub** **Heathland and shrub - Dunes with sea buckthorn (H2160)** **Heathland and shrub - Willow scrub**			
Habitat Description			
See accompanying report - Proposed mixed scrub			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	24th March 2026, Emily Costello
Limitations (if applicable)	See report	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana* , common juniper *Juniperus communis* , sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens* , which can be up to 100% cover).	No	It is assumed that mixed scrub will meet the UKHab description and meet all the criteria; however is unlikely to be a good example of this habitat type given its setting.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	No	Newly planted mixed scrub will not have mature shrubs present and unlikely to achieve different age classes at time to target condition
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Yes	No non-native plant species present within mixture
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	Area will not have a well-developed edge

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	No clearings, glades or rides will be present within habitat.
		Number of criteria passed	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)	Poor

Suggested enhancement interventions to improve condition score

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

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

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

Habitat Description

See accompanying report - Proposed trees

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

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

On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	24th March 2026, Emily Costello
Limitations (if applicable)	See report	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	No	42% of the proposed trees will be native (31 native species & 43 ornamental species)
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Trees will be newly planted and canopy is expected to be continuous. Appropriate management should ensure that canopy gaps will not be present as the tree matures.
C	The tree is mature (or more than 50% within the block are mature)[1].	No	The trees are unlikely to become mature at time to target condition due to their setting.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Newly planted trees should be in good condition. Any failed plants will be replanted within the first five years. Appropriate management should ensure that tree health should not deteriorate.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Newly planted trees will not have ecological niches present. It is unlikely that ecological niches would develop at time to target condition
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	The majority of the tree canopies oversailed vegetation
	Number of criteria passed	3	

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

Suggested enhancement interventions to improve condition score[2]

Condition sheet: 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

See accompanying report - Proposed native hedgerows

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site, The Barn Hotel Ruislip	**Survey date and Surveyor name**	24th March 2026, Emily Costello
Limitations (if applicable)	See report	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 0946 8692	**Habitat parcel reference**	

Condition Assessment Details

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

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

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

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
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).	No	Newly planted hedgerow does not pass this criterion
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).	Yes	Newly planted hedgerow passes this criterion
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).	Yes	Newly planted hedgerow will have <0.5m between ground and base of canopy. Appropriate management should ensure that hedge base gaps will not exceed 0.5m as the hedgerow matures.

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).	Yes	There should be no gaps in a newly planted hedgerow. Any failed plants will be replanted within the first five years to minimise the presence of gaps. Appropriate management should ensure no canopy gaps the hedgerow matures.
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.	Yes	The hedgerow is located adjacent to undisturbed vegetation on its NW elevation
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.	Yes	No indicator species should be present
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].	Yes	No invasive non-natives proposed within planting
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).	Yes	No damage should be present in a newly planted hedgerow. Appropriate management should ensure that damage is avoided as the hedgerow matures.
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:	Good
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