

90 Long Lane
Ickenham
UB10 8SX

Biodiversity Net Gain/Net loss

November 2024
April 2026 (updated scheme)

FINAL

Produced by
*Ecology and Land
Management*
For and on behalf of
**Oracle Global
Investments Ltd.**



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Site Name: 90 Long Lane, Ickenham, UB10 8SX

OS Grid Reference: TQ07738538
County: Hillingdon, London

Planning Authority: London Borough of Hillingdon
Natural Character Area: Thames Valley

Client: Oracle Global Investments Ltd.

Proposed Disturbance: Residential Development

Report Request: Biodiversity Net Gain

Ecologist: Henriette Westergaard, MSc, BSc (Hons), MCIEEM, CMLI, CEnv

For and on behalf of Ecology & Land Management

Assessment Period: October 2024 to April 2026

Limitations: Protected species surveys are not part of this assessment.

Information within this report is based on information from the baseline habitat assessment and measurements provided by the client as indicated on site plan. Protected species survey is not part of this assessment.

The landscape plan illustrates proposals.

1.0 INTRODUCTION

- 1.1 The Biodiversity net gain/net loss assessment (BNG) has been produced in response to the proposed development 90 Long Lane, Ickenham UB10 8SX. Ecology & Land Management were commissioned by Oracle Global Investments Ltd. to carry out a Biodiversity Net Gain assessment. The initial report was completed in November 2024 and following revision of the building footprint, the BNG assessment has been updated using the most recent biodiversity metric. See Figure 1 for site location.

Figure 1 – Site Location



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2.0 METHODOLOGY

Good Practice Principles

- 2.1 Biodiversity net gain has been defined as ‘development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation’ (Baker, 2016).
- **Applying the mitigation hierarchy** in line with the Guidelines for Ecological Impact Assessment (EcIA) (CIEEM, 2018), by avoiding impacts where possible, minimising unavoidable impacts, restoring habitats on-site and only using compensation as a last resort. Net gain measures must be additional, achieving outcomes that exceed existing legal and planning obligations.

- **Avoiding the loss of irreplaceable habitats** or biodiversity features that cannot be adequately recreated or offset elsewhere.
- **Addressing risk and uncertainty**, particularly where habitat creation or enhancement is required to achieve net gain, and factoring delivery risks into the design and metric calculations.
- **Delivering a measurable net gain**, calculated using an appropriate and recognised biodiversity metric. All calculations should be consistent, transparent and evidence-based, with assumptions and limitations clearly stated.
- **Ensuring ecological integrity and best outcomes**, recognising that achieving net gain is not solely a numerical exercise. Both quantitative (metric-based) and qualitative ecological assessments should inform the design to secure meaningful biodiversity enhancements.
- **Securing long-term management and monitoring**, ensuring that habitats are maintained for the required period and that adaptive management is implemented where necessary to achieve target habitat condition and create a lasting biodiversity legacy.

2.2 Together, these principles embed biodiversity enhancement into the design process from the outset, ensuring that development contributes positively to ecological resilience and local nature recovery objectives.

Desk Study and Habitat Baseline Assessment

2.3 A baseline habitat assessment was undertaken by Ecology & Land Management in October 2024. It provides a baseline assessment of existing habitats. The baseline is based on a site visit undertaken by a qualified ecologist.

2.4 The BNG assessment measures whether the proposed development will make a contribution to or have an impact on the wider ecosystem service of the site. The BNG assessment is based on data gathered from the baseline habitat assessment and landscape proposals provided by the client. An indicative habitat plan shows the existing site (Appendix I). The baseline assessment has created a biodiversity unit baseline assessing how distinctiveness of habitats retained or lost are replaced or restored by equally distinctive new habitats.

Condition Assessment

2.5 Habitat condition was assigned following guidance from the 'Technical Supplement' document (Natural England, 2021) which accompanies the Biodiversity Metric (Defra 07.25/1.0.4) Assessment criteria as well as the UK Habitat Classification User Manual v.2.0 (July, 2023).

Calculation of Biodiversity Units

2.6 Calculation of biodiversity units has been undertaken using the Defra 07.25/1.0.4 Biodiversity Metric Calculator to calculate the biodiversity unit values of area habitats and linear features for the site before and after development. This helps determine the overall habitat biodiversity net loss or gain of the wider site. This allowed calculation of the change in biodiversity units and the overall percentage of gain/loss achieved. Metric

calculations have been undertaken by Principal Ecologist, Henriette Westergaard, Msc, MCIEEM, CMLI, CEnv. Pre-development baseline habitat areas were calculated using measurements taken from measuring the baseline habitats as illustrated on the Indicative Habitat Plan (ELM, October 2024). Post-development habitats were calculated based on information provided by the client. A Proposals plan is shown in Appendix IV. Habitat condition for created habitats was assigned taking a precautionary approach and with consideration of biotic and operational phase conditions (i.e. those which may limit the extent to which 'good' condition is likely to be reached).

Strategic Significance

- 2.7 The criteria within the Biodiversity Metric (Defra 07.25/1.0.4) was assessed by determining if habitat areas within the site occur within any strategic locations for biodiversity, form part of a designated site for nature conservation or are identified within local plans such as Ecological Networks (MAGIC).

Assumptions & Limitations

- 2.8 The baseline habitat areas have been calculated by cross referencing the Indicative Habitat Plan (Appendix I) with aerial imagery and information provided by the client. Post-development landscaping proposals have been provided by the client.

3.0 BASELINE HABITAT ASSESSMENT

- 3.1 The existing habitats are shown on the Indicative Habitat Plan. The biodiversity units for each habitat have been calculated and summaries are shown in tables below. The site is estimated to be 0.2198ha (2198m²) in extent. The site is level at c. 37m AOD and is described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Cranfield University). The site is located in Ickenham, in a densely populated area of Hillingdon. The site is not designated for its Importance for Nature Conservation. The nearest statutory designated sites include nationally protected sites of Frays Farms Meadows SSSI and Denham Lock Wood SSSI and Denham Country Park LNR c. 2km WNW. Other national sites include Yeading Woods LNR and Yeading Brook Meadows LNR c. 1.5km SW. Nearby priority habitats include traditional orchard c. 185m W, Woodpasture and Parkland c. 200m W and Open Mosaic Habitat c. 400m S (Appendix III).
- 3.2 Habitats within the site boundary include building and hard standing, modified grassland, scrub, naturalised swimming pool and ornamental shrubs with mature tree line and individual trees.

4.0 BIODIVERSITY IMPACT CALCULATIONS

Existing Habitats and Hedgerows

- 4.1 The baseline assessment is summarised as follows:

Urban – buildings and hard standing (u1b5/6)

- 4.2 The existing site comprises a main house and a pool building on the northwest boundary (A total of 894m²). The main house is detached with extensions. Outbuildings are a mixture of wooden sheds and a pool building. This is a v. low distinctiveness habitat and a condition assessment is not applicable.

Individual trees (w32)

- 4.3 There are 15 trees listed in the Arboricultural Impact Assessment Method Statement and Tree Protection Plan. 7 of these are > 300mm dbh and have been counted as part of the

metric calculation. The remaining trees are regarded as small trees (<300mm dbh) and have therefore not been counted as part of the private garden. Trees include apple (*Malus sp.*), Lawson cypress (*Chamaecyparis lawsoniana 'Ellwoodii'*), Norway spruce (*Picea abies*), ash (*Fraxinus excelsior*), deodar cedar (*Cedrus deodora*) and European larch (*Larix decidua*). In addition, there are several trees along the boundaries although all off-site and therefore not counted as part of this metric. This is a medium distinctiveness habitat and the condition has been assessed as 'moderate' due to failing criteria A and E (Appendix V).

Urban – Vegetated garden (u1(828))

- 4.4 Introduced shrub is scattered around the vegetated garden, a total of 307m². This comprises mainly introduced shrubs such as cherry laurel, *Lonicera sp.* small patches of amenity grass at the front of the property. This is a low distinctiveness habitat and a condition assessment is not applicable.

Grassland – modified (g4)

- 4.5 An area of modified grass (946m²) is present in the rear garden to the north. This has been left uncut and is developing structural diversity although species diversity remains poor. Species include perennial rye grass (*Lolium perenne*), clover (*Trifolium repens*), dandelion (*Taraxacum officinale agg.*), cranesbill (*Geranium sp.*), wood avens (*Geum urbanum*) and creeping thistle (*Cirsium arvense*). This is a low distinctiveness habitat and the condition has been assessed as 'poor' due to failing the main criteria A.

Swimming pool – ornamental pond (r1)

- 4.6 A redundant swimming pool (c. 51m²) is located within the rear garden close to the house. There is standing water in the pool and vegetation has colonised the base of the pool. Species include duck weed (*Lemna minor*), water mint (*Mentha aquatica*), couch grass (*Elymus repens*). This is a medium distinctiveness and the condition assessment is assessed as 'poor' due to failing criteria A, B, C E and H.
- 4.7 The following tables show existing and proposed habitats and linear features and their individual biodiversity unit scores.

Table 1 - UKHab Definitions of existing habitats and linear features

Description	UKHab
Buildings/hard surfaces	u1b5/6
Non-native ornamental hedgerow	h2b
Individual trees	w32
Urban – vegetated garden	u1(828)
Grassland – modified	g4
Swimming pool – ornamental pond	r1

- 4.8 A summary of existing biodiversity units is presented in tables 2 and 3 below.

Table 2 – Summary of Existing Habitat Biodiversity Units

All habitats within boundary	Area (ha) Existing	Condition	Area (ha) Retained	Biodiversity Units Current	Biodiversity Units Lost
Urban – Developed sealed surface	0.0894	N/A	0	0	0
Individual trees	0.063332	Moderate	0.050076	0.51	0.11
Urban – vegetated garden	0.0307	N/A	0	0.06	0.06
Grassland - modified	0.0946	Poor	0	0.19	0.19
Swimming pool – ornamental pond	0.0051	N/A	0	0.01	0.01
Total	0.2198*		0.050076	0.77	0.37**

*excluding trees.**metric value.

Non-native ornamental hedgerow (h2b)

- 4.9 A non-native ornamental hedgerow is present on the southeastern boundary associated with the site. This is listed as G7 in the Arboricultural Impact Assessment Method Statement and Tree Protection Plan and comprises a line of early mature Cherry Laurel (*Prunus laurocerasus*). It is understood this hedgerow would be retained. This is a low distinctiveness habitat and the condition is set as 'poor'.

Table 3 – Summary of Existing Linear Features Biodiversity Units

Linear Feature	Length (km) Existing	Length (km) Lost	Biodiversity Units Current	Biodiversity Units Lost
Non-native ornamental hedgerow	0.0322	0	0.03	0
Total	0.0322	0	0.03	0

Compensation - Habitats

- 4.10 The proposed soft landscape includes creation of soft landscaping, which is described below. Detailed species specifications are not yet available but it is recommended that the design will be based on providing soft landscaping to reduce carbon footprint with a list of plants appropriate for potential climate change impacts. These will be provided by the client.

Urban – Introduced shrub (u1(841))

- 4.11 As part of the soft landscaping a total of 202.98m² of introduced shrub is proposed. Although the planting has not yet been specified it is intended it should be based on shrubs and ground cover mixes suitable for pollinators. This would be part of a communal garden. This is a low distinctiveness habitat and a condition assessment is not applicable.

Grassland – modified (g4)

- 4.12 An area of modified grassland c. 957.84m² is proposed as part of the communal garden soft landscape. Whilst the habitat will form part of a communal amenity space, it is not intended to function as a heavily managed amenity lawn. The area will be established and managed to provide a more structurally and botanically diverse grassland than would typically be associated with intensively maintained formal landscaping, using an appropriate species-rich grassland seed mix and a management regime designed to encourage a varied sward and the establishment of broadleaved herbaceous species. Subject to implementation in accordance with the detailed landscape proposals and long-term management. The habitat is considered capable of attaining and maintaining the characteristics required for moderate condition modified grassland under the statutory biodiversity metric. This assessment is based on the expectation that the grassland will be managed at a lower intensity than standard amenity grassland, avoiding frequent close mowing and other practices that would otherwise limit structural and floristic diversity.
- 4.13 This is a low distinctiveness habitat and the target condition has been set as moderate. This is considered achievable subject to the habitat meeting the relevant statutory biodiversity metric condition criteria for modified grassland, including the essential requirement for adequate species richness and forb representation, together with a varied sward structure, limited physical damage, and appropriate ongoing management. This will rely on the habitat passing 4 or 5 criteria including criterion A as listed below:
- “A: There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.
- B: Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.
- C: 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.
- D: 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.
- E: Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.
- F: Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).
- G: Cover of bracken *Pteridium aquilinum* is less than 20%.
- There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA).”

Individual trees – urban (w32)

- 4.14 Seven small native trees are proposed for the rear garden. These will be based on trees suitable for the local area to provide pollination opportunities for insects. These will comprise species appropriate to the local area and selected to maximise ecological value through the provision of seasonal blossom, foraging resources for pollinating invertebrates, and wider habitat connectivity. The trees will be planted in suitable soft landscaped areas with sufficient rooting volume and canopy space to allow successful establishment and unrestricted growth, avoiding conflicts with adjacent structures, boundary treatments, and hardstanding. Given the modest number of trees proposed, their appropriate spatial arrangement, and the inclusion of standard establishment and aftercare measures within the landscape specification and management proposals, the planting is considered capable of attaining and maintaining good condition under the statutory biodiversity metric. This is based on the expectation that the trees will be retained and managed to promote healthy growth and structural integrity, with replacement of any failures during the establishment period to ensure successful long-term delivery.
- 4.15 This is a medium distinctiveness habitat and the target condition is set as ‘good’. This will rely on the habitat passing 5 or 6 criteria of those listed below:
“A: The tree is a native species (or at least 70% within the block are native 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).
C: The tree is mature (or more than 50% within the block are mature).
D: There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
E: Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F: More than 20% of the tree canopy area is oversailing vegetation beneath.”

Urban – Developed Land, sealed surface

- 4.16 There will be hard surfaces as part of building footprints and hard standing. This type of habitat does not provide any biodiversity unit on the metric. The building footprint has been reduced as requested and includes refurbished building and hard standing. This is a low distinctiveness habitat and a condition assessment is not applicable.

Table 4 – Summary of On-site Habitat Compensation Biodiversity Units

Compensation Habitat	Area/ha	Distinctiveness Score	Target Condition Score	Biodiversity Units achieved
Urban – introduced shrub	0.020298	Low	n/a	0.04
Grassland - modified	0.095789	Low	Moderate	0.33
Individual trees - urban	0.0285	Medium	Good	0.11

Urban – developed/sealed surface	0.103713	v. Low	n/a	0
Total	0.2198*		Total	0.48

*excluding individual trees

Compensation – Hedgerows

- 4.17 There are proposals for a native hedgerow of 6.57m in length.

Table 5 – Summary of Compensation Hedgerow Biodiversity Units

Compensation Linear	Km	Distinctiveness Score	Target Condition Score	Biodiversity Units
Native hedge	0.00657	Medium	Moderate	0.01
Total	0.00657		Total	0.01

5.0 CONCLUSION

- 5.1 Biodiversity off setting has been used to inform the habitat retention, restoration, creation and enhancement proposals for the proposed site. The results show that the proposals will lead to a net gain for habitat biodiversity units and increase in linear features.
- 5.2 The development is valued at 0.77 units for habitats and 0.03 units for hedgerows. The retention of the majority of trees and creation of grassland, introduced shrub and planting of trees will mitigate the loss of habitat features. In summary, the resulting biodiversity net change is 0.12 habitat units (15.21%) and 0.02 hedgerow units (68.30%). There are no habitat or hedgerow biodiversity unit deficits.
- 5.3 As proposals currently stand the trading rules have been satisfied. Overall, the current proposals meet the national planning policy (Ministry of Housing, Communities & Local Government, 2021) and the Environment Act 2021.
- 5.4 If all the landscape proposals are followed as prescribed and the landscape is managed favourably for the required length of time the current proposed development will make a net gain in terms of habitat and hedgerow biodiversity units. Headline results from the biodiversity calculator have been included in Table 6.

Table 6 – Headline Results

90 Long Lane, Ickenham

Headline Results

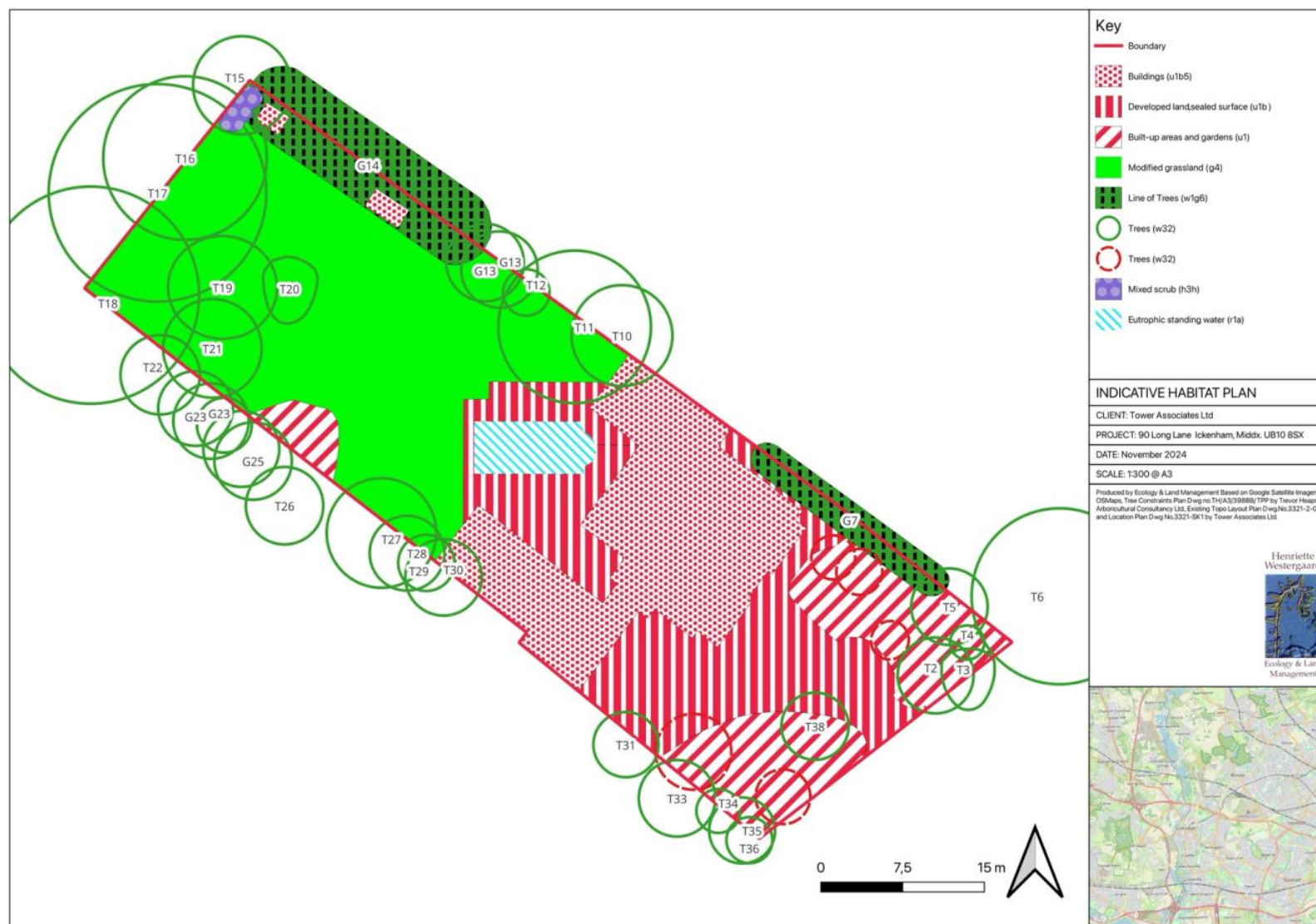
Scroll down for final results ↴

Return to results menu

On-site baseline	Area habitat units	0.77	
	Hedgerow units	0.03	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.88	
	Hedgerow units	0.05	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.12	15.21%
	Hedgerow units	0.02	68.30%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.12	
	Hedgerow units	0.02	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.12	
	Hedgerow units	0.02	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	15.21%	
	Hedgerow units	68.30%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.77	0.84	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.03	0.04	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

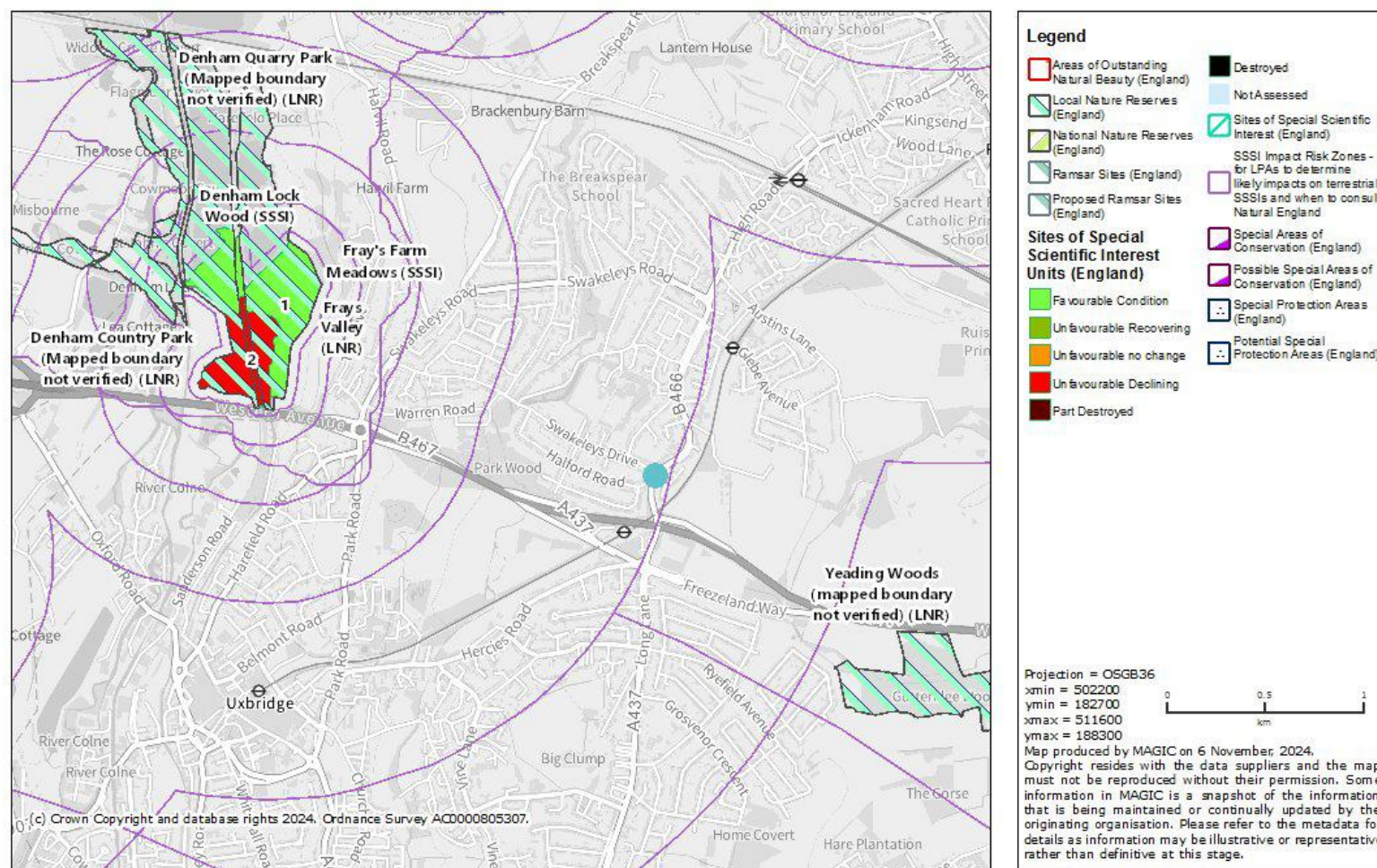
APPENDIX I – INDICATIVE BASELINE HABITAT PLAN



APPENDIX II – STATUTORY DESIGNATIONS

MAGiC

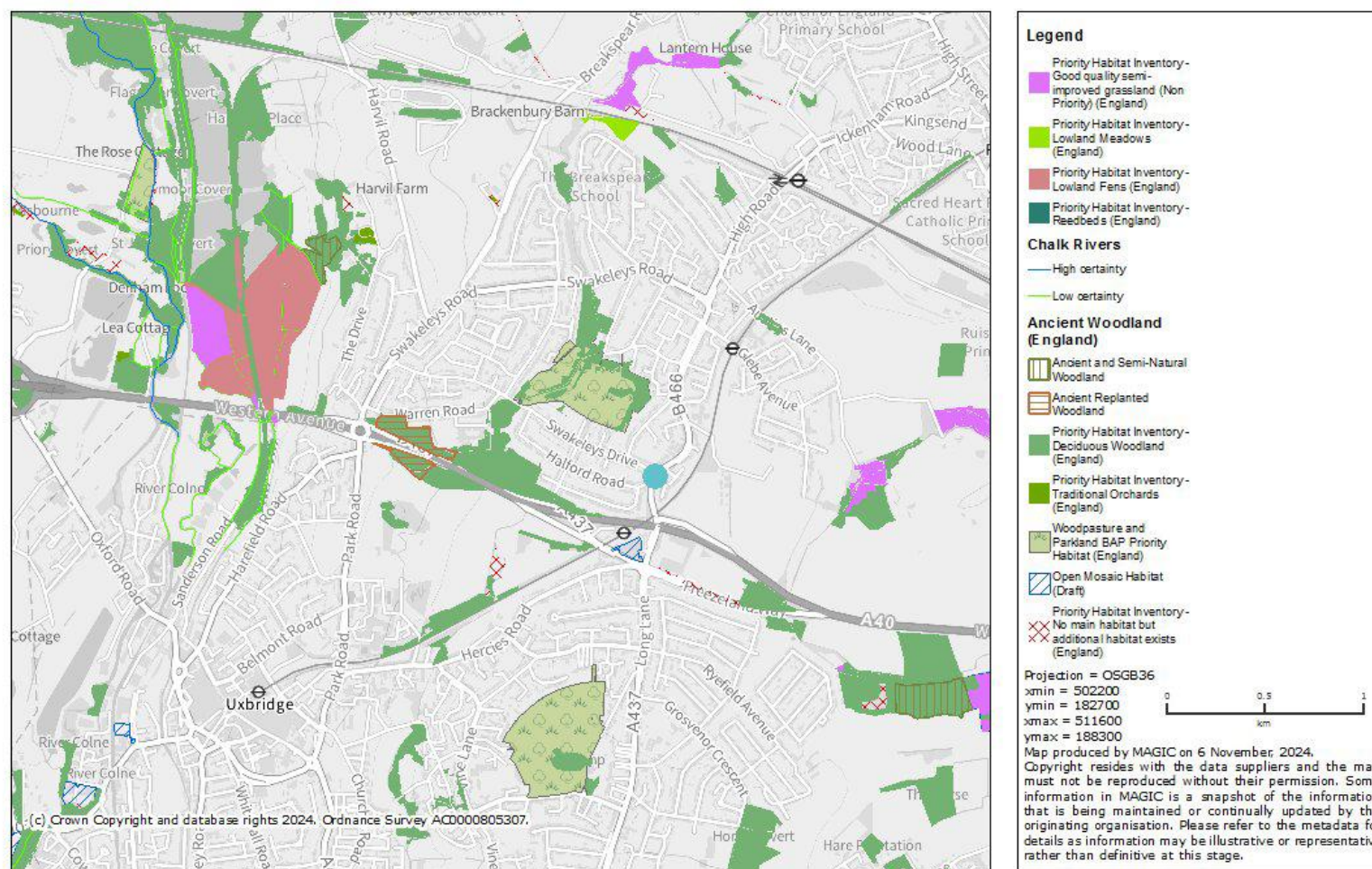
Statutory designated sites



Source: Magic.gov.uk online November 2024

MAGiC

Priority habitats



Source: Magic.gov.uk online November 2024

APPENDIX V – BIODIVERSITY METRIC CONDITION ASSESSMENT CRITERIA

Individual Trees

Condition Sheet: INDIVIDUAL TREES Habitat Type			
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	90 Long Lane	Survey date and Surveyor name	15.10.24, Henriette Westergaard
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ07738538	Habitat parcel reference	w32
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	n	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	y	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	n	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	y	
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	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.			

Grassland – modified

Grassland - Modified grassland			
On-site or off-site, site name and location	90 Long Lane	Survey date and Surveyor name	15.10.24 Henriette Westergaard
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ07738538	Habitat parcel reference	g ⁴
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
	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.	n	
A	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.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	n	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	y	
Essential criterion achieved (Yes or No)			no
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding	Poor (1)	Poor	

Pond Ornamental

Condition Sheet: POND Habitat Type			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	90 Long Lane, Ickenham	Survey date and Surveyor name	15.10.24 Henriette Westergaard
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ07738538	Habitat parcel reference	r1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ 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.	n	
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.	n	
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	n	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	y	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	n	
F	There is an absence of listed non-native plant and animal species ³ .	y	
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	y	
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.	n	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	y	
Number of criteria passed			
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
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	

Line of Trees

Condition Sheet: LINE OF TREES Habitat Type			
Habitat Types			
Line of trees			
Line of trees – associated with bank or ditch			
Ecologically valuable line of trees			
Ecologically valuable line of trees – associated with bank or ditch			
Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an <u>urban</u> setting. You should only use this Line of trees condition assessment and record this habitat type in <u>rural</u> locations.			
Habitat Description			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook¹. For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location	90 Long Lane, Ickenham	Survey date and Surveyor name	15.10.24 Henriette Westergaard
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ07738538	Habitat parcel reference	w33
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	n	
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	y	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	n	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	n	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	y	
		Number of criteria passed	2
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved x/✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	Poor

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