

08 December 2025

Ms Button
70 Atbara Road
Teddington
TW11 9PD

Ref: 25103

Dear Ms Button

Biodiversity Net Gain Assessment: Land at Hounds Cottage, Wall Hill Road, Ashurst Wood, RH19 3TQ.

Introduction

CT Ecology was commissioned by Ms Button and Mr Casey to undertake a biodiversity net gain assessment in relation to the proposed scheme at the above site.

Proposals are for the construction of a single residential unit. Access will be from the existing driveway serving Hounds Cottage; extending to the north of the current application area. The central site extent will require clearance to facilitate the works although boundary features, including trees, will be retained as part of the proposals. The application site covers 0.15 hectares (ha).

Site Description

The site is within a semi-rural location, adjacent to a settlement boundary, within the southern extent of Ashurst Wood, approximately 2km to the south-east of East Grinstead. The application area is dominated by scrub together with trees, areas of grassland, a garage/store building, hardstanding and boundary hedgerows. The site is contiguous with the built-up area boundary of Ashurst Wood with Wall Hill Road located to the north and east of the site, a residential property located to the south-east and a residential property together with woodland, located to the west and south of the site. The surrounding area is semi-rural with sporadic residential development, woodland and open fields.

Methodology

Baseline Assessment

The BNG assessment has been informed by a Preliminary Ecological Appraisal, undertaken in October 2025 (CT Ecology 2025) by Carly Teague BSc (Hons), MSc, MCIEEM; a suitably qualified ecologist with over 18 years' experience as a professional ecologist.

Biodiversity Net Gain Assessment

The biodiversity value of the site has been quantified applying the Statutory Biodiversity Metric (2024). The metric uses habitats to describe biodiversity, which is converted into measurable 'biodiversity units' according to the area of each type of habitat. The metric scores different habitat types according to their relative biodiversity value and adjusts this according to the condition and location of the habitat. Where new habitat is created or existing habitat is enhanced then the associated risks of doing so are factored into the metric. The metric can then be used to quantify the biodiversity value of habitats and it can be used to calculate the losses and gains in biodiversity from proposed activities including development or site management.

The biodiversity 'value' of each habitat type is evaluated using the area and the relative 'quality' of the habitat. This assessment of quality comprises four components:

- * Distinctiveness
- * Condition
- * Strategic significance
- * Habitat connectivity

The calculation then gives a number of biodiversity units that represents the baseline biodiversity value of that habitat parcel.

A further calculation is then obtained to provide a post development score (to include measures to retain, enhance or create additional biodiversity features) and additional factors to account for the risk associated with these actions are also taken into account to include:

- * Difficulty of creating or restoring a habitat
- * Temporal risk
- * Spatial Risk

The post development biodiversity units are then deducted from the baseline units to provide a value for 'the extent of change'. If a net gain is achieved then there is no need to consider additional potential off-site measures however if the calculation does not result in a sufficient net gain in biodiversity units, proposals may need to be revised or additional enhancement measures employed or off-site enhancement measures may need to be considered.

The current biodiversity net gain assessment has been based on existing habitat areas and proposed habitat types post development, based on discussions with the client and the design team.

Results

Baseline Assessment

A summary of the existing habitats is provided in the table below.

Table 1.0: Habitat Descriptions

Habitat Type	UK Habitats Code (secondary codes in brackets)	Description	Condition Pre-Project
Developed land; sealed surface. Building	u1b5	B1: A single garage with adjoining store was within the southern site extent. This was in use for garden storage. The building was of concrete block construction with a metal framework and flat corrugated sheet metal roof.	N/A
Developed land; sealed surface. Hardstanding	u1b6	Concrete slab areas were adjacent to the garage and within the north-west corner of the site, remaining from a former garage building which has since been removed.	N/A
Bramble scrub	h3d	Bramble (<i>Rubus fruticosus</i> agg.) scrub dominated the eastern and southern site extents.	N/A
Mixed scrub	h3h	A discrete area of scrub comprising a mix of species including elder (<i>Sambucus nigra</i>), bramble, dog-rose (<i>Rosa canina</i>), holly (<i>Ilex aquifolium</i>) and cherry laurel (<i>Prunus laurocerasus</i>) scrub had developed within the western site extent.	Moderate
Invasive (cherry laurel) scrub	h3g	Cherry laurel had colonised the western site extent and was the dominant species throughout this part of the site. Mapped as 'invasive scrub' as cherry laurel is listed as a Sussex invasive non-native species (see PEA report for full details).	N/A

Habitat Type	UK Habitats Code (secondary codes in brackets)	Description	Condition Pre-Project
Other neutral grassland	g3c	Discrete areas of grassland had developed along the managed access route through the site. The sward was managed at ground level through strimming. Grassland comprised perennial rye grass (<i>Lolium perenne</i>), cock's-foot (<i>Dactylis glomerata</i>), fescues (<i>Festuca</i> spp.), false oat grass (<i>Arrhenatherum elatius</i>) barren brome (<i>Anisantha sterilis</i>) and meadow grass (<i>Poa</i> sp.). Forbs continued to approximately 50% of the sward and included a range of species including those indicative of more shaded grassland. Species included meadow buttercup (<i>Ranunculus acris</i>), wood avens (<i>Geum urbanum</i>), wood dock (<i>Rumex sanguineus</i>), chickweed (<i>Stellaria media</i>), fat-hen (<i>Chenopodium album</i>) and white clover (<i>Trifolium repens</i>).	Moderate
Modified grassland	g4	Managed grassland formed a verge area between the existing driveway (off-site) and the main section of the site. Grassland species included sheep's fescue (<i>Festuca ovina</i>), perennial rye-grass and cocks-foot (<i>Dactylis glomerata</i>). Forbs continued to approximately 40% of the sward but a limited diversity of forb species were recorded at the time of the survey. Species included white clover, meadow buttercup, daisy (<i>Bellis perennis</i>), dandelion (<i>Taraxacum</i> sp.) and yarrow (<i>Achillea millefolium</i>).	Poor
Bare ground	(510)	An area of bare ground had developed between the grassland areas, due in part to heavy shading by adjacent trees.	Moderate

Habitat Type	UK Habitats Code (secondary codes in brackets)	Description	Condition Pre-Project
Tree	(200)	Young self-seeded, semi-mature and mature trees were scattered throughout the site. The dominant species was cherry laurel where larger specimens had matured from the scrub along the western margins of the site. Other species included holly, ash (<i>Fraxinus excelsior</i>), sycamore (<i>Acer pseudoplatanus</i>), pedunculate oak, (<i>Quercus robur</i>), hawthorn (<i>Crataegus monogyna</i>), elder and field maple (<i>Acer campestre</i>).	Moderate- 17 small trees; 17 medium trees. Good- 5 small trees; 5 medium sized trees; 2 large trees.
Non-native hedgerow	h2b	H1. A well-developed Leyland cypress (<i>Cupressocyparis leylandii</i>) hedge; 15m (l) x 1m (w) x 4-5m (h) was within the northern site extent. Cherry laurel was occasional. Ivy (<i>Hedera helix</i>) had developed along some of the base of hedge.	Poor
Native hedgerow	h2a	H2. A well-developed native hedgerow 22m (l) x 1m (w) x 2.5m (h) extended along some of the eastern site boundary. The hedge was dominated by yew (<i>Taxus baccata</i>) and beech (<i>Fagus sylvatica</i>) together with occasional sycamore, cherry laurel and ivy. Common nettle (<i>Urtica dioica</i>) had colonised along the base of the hedge.	Good

Biodiversity Net Gain Assessment

The total net % change for the proposed development area when applying the Statutory Biodiversity Metric is **-20.47%** (habitat units) and **-2.72%** (hedgerow units).

The score indicates a net loss in habitats and hedgerows as a result of the scheme. Although boundary habitats are being retained, these cannot be 'enhanced' for the purposes of BNG, in accordance with current guidelines as these areas fall within private landownership, therefore enhancement over the 30-year BNG period cannot be guaranteed.

There is no suitable land in proximity to the application site within the ownership of the applicant that can be used for enhancement and therefore off-site enhancements are not an option for this application. Off-site habitat and hedgerow units will therefore need to be purchased from a habitat bank in accordance with current BNG regulations.

Currently the scheme has a habitat unit shortfall of 3.79 (Tier A1) and a hedgerow unit shortfall of 0.04. These units will need to be purchased from an off-site habitat bank. Providing suitable units

are secured then the scheme will be achieving the 10% Net Gain in habitat units through the purchase of off-site units.

The total area of semi-natural habitats to be lost to facilitate the development equates to 0.05ha which comprises; 0.01ha mixed scrub; 0.04ha bramble scrub; 0.0029ha invasive scrub; 0.0023ha modified grassland and 13 trees (10 small and 3 medium).

The following habitat features will be incorporated post development:

On-site

- * Boundary features will be retained to include;
 - 0.016ha neutral grassland;
 - 0.0027ha modified grassland;
 - 0.023ha mixed scrub;
 - 0.031ha bramble scrub;
 - 0.042ha invasive scrub
 - 0.001ha bare ground; and
 - 33 trees (12 small; 19 medium and 2 large)
- * New habitats created will include;
 - 0.033ha vegetated garden; and
 - 0.0013ha modified grassland will be created through over-seeding to enable access to the rear steps of the new dwelling.

A summary of the biodiversity metric score is shown in the table below. Condition Assessment sheets are provided in Appendix B.

Table 1.1: Statutory Biodiversity Metric Headline Results Summary

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-1.27
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-20.47%
	<i>Hedgerow units</i>	-2.72%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Conclusions and Recommendations

The total net % change for the proposed development area when applying the Statutory Biodiversity Metric is **-20.47%** (habitat units) and **-2.72%** (hedgerow units).



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The score indicates a net loss in habitats and hedgerows as a result of the scheme. Providing habitat and hedgerow units are secured, either Locally or Nationally then **the scheme will be achieving the 10% Net Gain** in appropriate units through the creation of on-site habitats together with the purchase of off-site units.

I trust the above information relating to land at Hounds Cottage, Ashurst Wood, is satisfactory however if you have any queries, please do not hesitate to contact me.

Yours sincerely



Carly Teague BSc (Hons) MSc MCIEEM

Director

References

- * CIEEM – Chartered Institute of Ecology and Environmental Management (2016). *Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater and Coastal*. Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/Publications/EcIA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf [Accessed on 04/12/2025].
- * CIEEM – Chartered Institute of Ecology and Environmental Management (2013). *Guidelines for Preliminary Ecological Appraisal*. Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/Resource_Library/Technical_Guidance_Series/GPEA/GPEA_April_2013.pdf [Accessed on 04/12/2025].
- * GOV.UK (2024). *The Statutory biodiversity metric tools and guides* [on-line]. Available from [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/statutory-biodiversity-metric-tools-and-guides) [Accessed on 04/12/2025].
- * UKHab Ltd (2023). *UK Habitat Classification Version 2.0* [on-line]. Available from: <https://www.ukhab.org> [Accessed on 18/11/2025 & 03/12/2025].

Appendix A

Site Maps



Figure 1: Hounds Cottage Habitat Survey Map

Drawn by: CT
Date: 08/12/2025
Scale: 1:250 @ A4

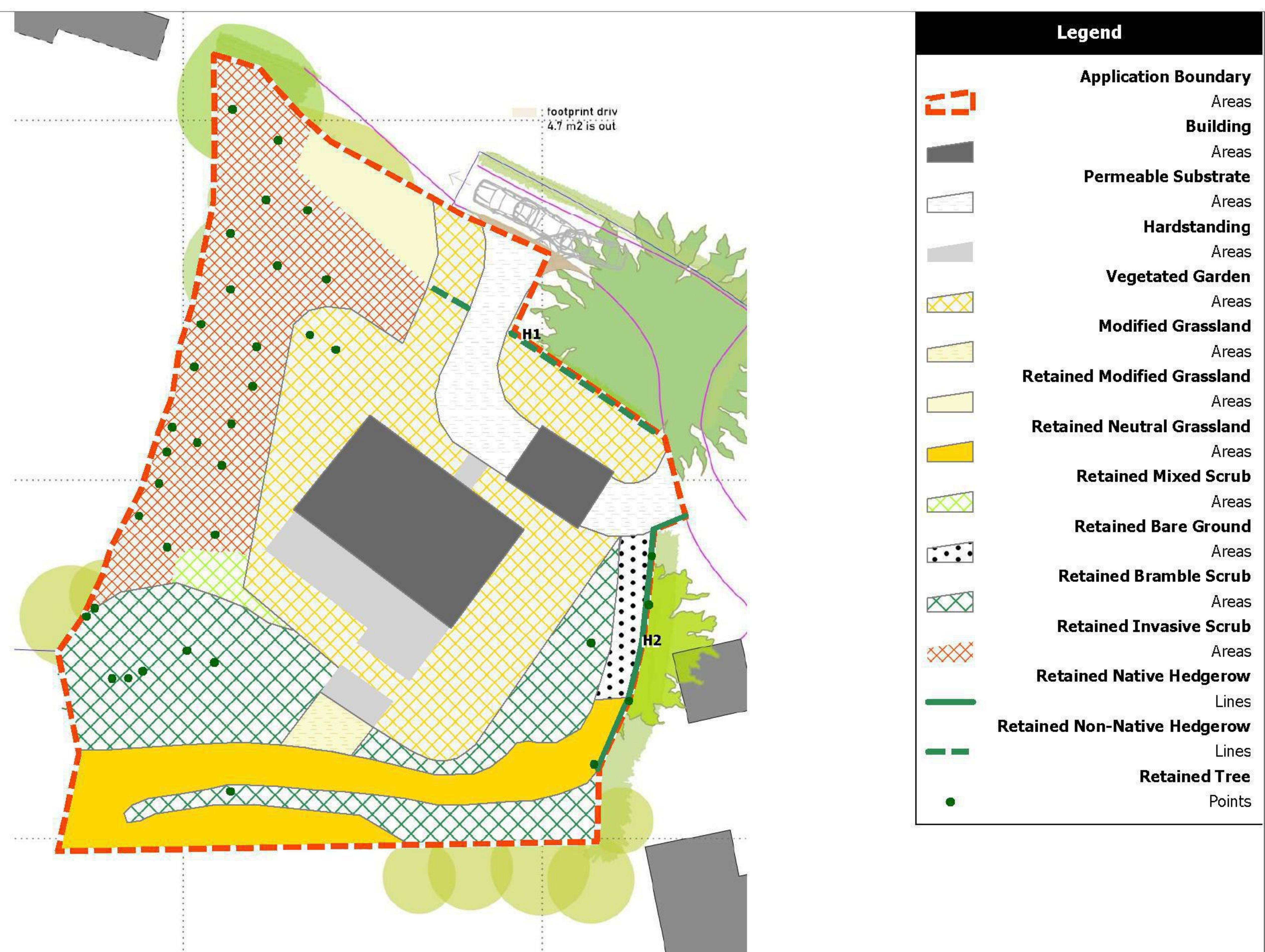


Figure 2: Hounds Cottage Post Development Map

Drawn by: CT
Date: 08/12/2025
Scale: 1:250 @ A4

Appendix B
Baseline Habitat Condition Assessment Sheets

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

A discrete area of scrub comprising a mix of species including elder (*Sambucus nigra*), bramble, dog-rose (*Rosa canina*), holly (*Ilex aquifolium*) and cherry laurel (*Prunus laurocerasus*) scrub had developed within the western site extent.

For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with <i>Hippophae rhamnoides</i>) - Special Areas of Conservation (incc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	On-site. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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 <ul style="list-style-type: none"> - At least 80% of scrub is native, - There are at least three native woody species², - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i>, which can be up to 100% cover). 	N	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Y	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
Number of criteria passed			3
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)	YES		
Passes 2 or fewer criteria	Poor (1)			
Suggested enhancement interventions to improve condition score				

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location On-site. Land at Hounds Cottage			
Survey date and Surveyor name 24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM			
Limitations (if applicable)			
Survey reference (if relating to a wider survey)			
Grid reference TQ4196 3650			
Habitat Description			
Discrete areas of grassland had developed along the managed access route through the site. The sward was managed at ground level through strimming. Grassland comprised perennial rye grass (<i>Lolium perenne</i>), cock's-foot (<i>Dactylis glomerata</i>), fescues (<i>Festuca spp.</i>), false oat grass (<i>Arrhenatherum elatius</i>) barren brome (<i>Anisantha sterilis</i>) and meadow grass (<i>Poa sp.</i>). Forbs continued to approximately 50% of the sward and included a range of species including those indicative of more shaded grassland. Species included meadow buttercup (<i>Ranunculus acris</i>), wood 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		Y	
Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.			
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.		N	
C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .		Y	
D Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.		Y	
E Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.		Y	

Additional Criterion - must be assessed for all non-acid grassland types

F	<p>There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).</p> <p>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</p>	N	
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	Y	
	Number of criteria passed	4	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
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)	Y	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description.			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.			
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . 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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	Habitat parcel reference	
Habitat Description			
Managed grassland formed a verge area between the existing driveway (off-site) and the main section of the site. Grassland species included sheep's fescue, perennial rye-grass and cocks-foot. Forbs continued to approximately 40% of the sward but a limited diversity of forb species were recorded at the time of the survey. Species included white clover, meadow buttercup, daisy, dandelion and yarrow.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	<p>There are 6-8 vascular plant species per m² 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.</p> <p>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.</p>	N	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	
C	<p>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).</p> <p>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.</p>	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 ✕/✓	
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)	YES	
Suggested enhancement interventions to improve condition score			
Footnotes			
<p>Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>.</p>			
<p>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.</p>			
<p>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.</p>			
<p>Footnote 4 – Wildlife and Countryside Act 1981 (as amended).</p>			

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			
An area of bare ground had developed between areas of grassland and scrub, due in part to heavy shading by adjacent trees. The area was sparsely vegetated with grasses and forbs from the adjacent grassland habitat, covering less than 10% of the total area.			
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. Land at Hounds Cottage	Survey date and Surveyor name
24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM			
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
TQ4196 3650			Criterion passed (Yes or No)
Condition Assessment Criteria			Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
	Essential criteria relevant for habitat type achieved (Yes or No)	Y	
	Number of criteria passed	2	
Condition Assessment Result	Condition Assessment Score	Score Achieved ✕/✓	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)		
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	Y	
• Passes 0 or 1 of 3 core criteria.	Poor (1)		
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)		
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 4 criteria.	Poor (1)		
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)		
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 2 or fewer of 5 criteria.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types <p>Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.</p> <p><i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i></p>			
Habitat Description <p>See tree plan. G15, G17 (SMALL-LESS THAN 30 DBH)</p>			
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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
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	5
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ✘/✓
Passes 5 or 6 criteria		Good (3)	YES
Passes 3 or 4 criteria		Moderate (2)	
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 score²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types <p>Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.</p> <p><i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i></p>			
Habitat Description <p>See tree plan. T12 (SMALL-LESS THAN 30 DBH)</p>			
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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).	N	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	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	3
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ✕/✓
Passes 5 or 6 criteria		Good (3)	YES
Passes 3 or 4 criteria		Moderate (2)	
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 score²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types <p>Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.</p> <p>Please see the separate <i>Line of trees condition sheet for a line of <u>rural</u> trees</i>. You should only use the <i>Line of trees condition assessment and record that habitat type in <u>rural</u> locations</i>.</p>			
Habitat Description <p>See tree plan. T8, T9, T10, T11, T13, G19 (4 TREES), T20, T21, G25 (2 TREES), T26, T27, T30 (SMALL-LESS THAN 30 DBH)</p>			
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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	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 ✘/✓
Passes 5 or 6 criteria		Good (3)	YES
Passes 3 or 4 criteria		Moderate (2)	
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 score²			

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 tree plan. T6, T22, T23, T24, T32 (MEDIUM- 30- 60 DBH)

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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
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		5	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ✕/✓
Passes 5 or 6 criteria	Good (3)	YES
Passes 3 or 4 criteria	Moderate (2)	
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 score²

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 tree plan. T29 (7 TREES) G31 (4 TREES) (MEDIUM- 30- 60 DBH) NON NATIVE

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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).		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 ✕/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	YES
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 score²

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types <p>Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.</p> <p><i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i></p>			
Habitat Description <p>See tree plan. G14 (2 TREES) G16 (3 TREES) (MEDIUM- 30- 60 DBH) NON NATIVE</p>			
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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).	N	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	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	3
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ✘/✓
Passes 5 or 6 criteria		Good (3)	YES
Passes 3 or 4 criteria		Moderate (2)	
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 score²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types <p>Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.</p> <p><i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i></p>			
Habitat Description <p>See tree plan. T28 (MEDIUM- 30- 60 DBH) NATIVE</p>			
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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	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 ✘/✓
Passes 5 or 6 criteria		Good (3)	YES
Passes 3 or 4 criteria		Moderate (2)	
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 score²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types <p>Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.</p> <p><i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i></p>			
Habitat Description <p>See tree plan. T5 (LARGE- 60-90 DBH) NATIVE</p>			
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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
		Number of criteria passed	5
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ✘/✓
Passes 5 or 6 criteria		Good (3)	YES
Passes 3 or 4 criteria		Moderate (2)	
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 score²			

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 tree plan. T18 (LARGE- 60-90 DBH) NATIVE

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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	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).	Y		
B The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y		
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.	Y		
F More than 20% of the tree canopy area is oversailing vegetation beneath.	Y		

Number of criteria passed

6

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ✕/✓
Passes 5 or 6 criteria	Good (3)	YES
Passes 3 or 4 criteria	Moderate (2)	
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 score²

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									
A well-developed native hedgerow 22m (l) x 1m (w) x 2.5m (h) extended along some of the eastern site boundary. The hedge was dominated by yew (<i>Taxus baccata</i>) and beech (<i>Fagus sylvatica</i>) together with occasional sycamore, cherry laurel and ivy. Common nettle (<i>Urtica dioica</i>) had colonised along the base of the hedge.									
ukhab – UK Habitat Classification									
On-site or off-site, site name and location	On-site. Land at Hounds Cottage		Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM					
Limitations (if applicable)			Survey reference (if relating to a wider survey)						
Grid reference	TQ4196 3650		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).	Y					
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 <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N					
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y					
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y					

C1.	Undisturbed ground and perennial vegetation	<p>>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:</p> <ul style="list-style-type: none"> Measured from outer edge of hedgerow, and Is present on one side of the hedgerow (at least). 	<p>This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow.</p> <p>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.</p> <p>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.</p>	Y	
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 <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	<p>This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.</p> <p>This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).</p>	Y	

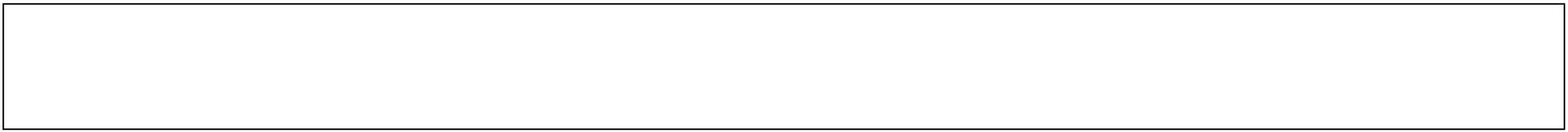
Additional group - applicable to hedgerows with trees only

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 <u>Does not fail both attributes</u> 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 <u>Fails both attributes</u> 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 <u>Does not fail both attributes</u> 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 <u>Fails both attributes</u> 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



Appendix C

Post Development

Habitat Condition Assessment Sheets

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. Land at Hounds Cottage	Survey date and Surveyor name	24th October 2025. Carly Teague BSc (Hons) MSc MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ4196 3650	Habitat parcel reference	
Habitat Description			
New grassland created following clearance of a section of bramble scrub to enable access to the rear steps of the new dwelling. Located outside of the vegetated garden boundary.			
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.	N	
	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).	Y	
	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		
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 ✕/✓	
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)	YES	
Suggested enhancement interventions to improve condition score			
Footnotes			
<p>Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>.</p>			
<p>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.</p>			
<p>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.</p>			
<p>Footnote 4 – Wildlife and Countryside Act 1981 (as amended).</p>			