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Biodiversity Impact Calculation

Site Name

Land at Freemans Close, Walberton

Issue Date

23.03.2026

Client

Freemans Close Homes

Author

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Document Control

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About the Author

This report has been co-prepared by Jess Saunders, a GIS consultant at The Ecology Co-op. Jess holds a BSc in Environmental Science and an MSc in GIS and Remote sensing with Environmental Management. After being with the company for 17 months she has completed UKHab mapping in QGIS for a number of BNG and large-scale projects, including a 290ha site.

This report has been co-prepared by Rozel Hopkins, a Senior Ecologist at The Ecology Co-op, with 5 years' experience. As a Qualifying member of the Chartered Institute for Ecology and Environmental Management (CIEEM) is bound by their code of professional conduct.

About the Reviewer

This report has been reviewed by Kate Priestman, who is a Principal Ecologist with over twenty years' experience. Kate has undertaken extensive survey work and reporting, encompassing a breadth of deliverables, and prepared European Protected Species licences for numerous schemes. As a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and a Chartered Environmentalist (CEnv), she is bound by CIEEM's code of professional conduct.



Report Summary

Purpose	The Ecology Co-operation was commissioned by West Wittering Fields to undertake a Biodiversity Impact Calculation of a proposal to convert existing buildings to 25 new units with associated hard and soft landscaping, on Land at Freemans Close, using the Statutory Biodiversity Metric to quantify net change in biodiversity.
Summary of Losses and Gains	The proposed development scheme at this site will result in the loss of: On-site • 0.52ha modified grassland (g4), in poor condition; • 0.03ha modified grassland (g4), in moderate condition; • 0.08ha other neutral grassland (g3c), in poor condition; • 0.01ha tall forbs (g 16) in poor condition; • 0.04ha tall forbs (g 16) in good condition; • 0.06ha introduced shrub (u1 847), condition assessment N/A; • 0.22ha bramble scrub (h3d), condition assessment N/A; • 0.44ha developed land, sealed surface (u1b), N/A condition assessment; • 0.02ha artificial unvegetated, unsealed surface (u1c), N/A condition assessment; • 0.001ha (2 small sized) urban individual trees (u 200), in poor condition; • 0.006ha (7 small and 2 medium sized) urban individual trees (u 200), in moderate condition; • 0.04km non-native and ornamental hedgerow (h2b), in poor condition; • 0.02km line of trees (w 33), in poor condition; • 0.04km native hedgerow with trees (h2a 11), in good condition. The proposed development scheme at this site will retain: On-site • 0.156ha modified grassland (g4), in poor condition; • 0.196ha developed land, sealed surface (u1b), N/A condition assessment; • 0.0611ha (2 small and 1 medium sized) urban individual trees (u 200), in poor condition; • 0.1751ha (10 small, 6 medium and 1 large sized) urban individual trees (u 200), in moderate condition; • 0.0896ha (1 small, 3 medium and 1 large sized) urban individual trees (u 200), in good condition; • 0.055ha non-native ornamental hedgerow (h2b), in poor condition; • 0.105km line of trees (w 33), in poor condition. The proposed development scheme at this site will enhance: On-site



	• 0.036ha of modified grassland (g4) in poor condition to be enhanced to other neutral grassland (g3c) in moderate condition; • 0.079ha modified grassland (g4) in poor condition to be enhanced to other neutral grassland (g3c) in good condition; • 0.019ha of modified grassland (g4) in poor condition to be enhanced to modified grassland in moderate condition; • 0.06ha of other neutral grassland (g3c) in poor condition to be enhanced to other neutral grassland in good condition; • 0.014ha tall forbs (g 16) in poor condition to other neutral grassland (g3c) in good condition. Post intervention the following habitats will be created: On-site • 0.13ha modified grassland (g4), in moderate condition; • 0.023ha other neutral grassland (g3c), in good condition; • 0.026ha mixed scrub (h3h), in moderate condition; • 0.472ha vegetated garden (u1 828), condition assessment N/A; • 0.075ha buildings (u1b5), N/A condition assessment; • 0.602ha developed land, sealed surface (u1b), N/A condition assessment; • 0.2199ha (54 small sized) individual urban trees, in poor condition; • 0.052km native hedgerow (h2a) in moderate condition; • 0.019km native hedgerow (h2a), in poor condition; • 0.076km species rich native hedgerow (h2a5), in moderate condition.
Final Metric Results	The Biodiversity Impact Calculation has demonstrated that the proposed scheme will result in a likely net gain of 0.73 habitat units (+10.68%). The linear feature calculation for the proposed scheme indicates a likely net gain of 0.22 hedgerow units (+24.98%). The current scheme does satisfy the trading rules of the Statutory Biodiversity Metric.
Does the scheme meet net gain requirements?	The current scheme does meet the 10% mandatory net gain value set out within the Environment Act 2021 and achieves the no net loss through development goals detailed by Arun District Council.



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1 INTRODUCTION

1.1 Purpose of the Report

There has been a mandatory requirement for all new developments to demonstrate 'net gains' in biodiversity from the 12th of February 2024, following the release of updated National Planning Policy Framework¹ by the Department of Housing, Communities and Local Government and the Environment Act 2021². A mandatory value of 10% net gain in biodiversity value for all developments (that do not meet exemption criteria) is required under the Environment Act 2021.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed development at Land at Freemans Close. The calculation utilises the Statutory Biodiversity Metric and assigns 'biodiversity units' to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been constructed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified.

The purpose of this document is to present the findings of the BIC based on the most up-to date existing habitat survey information and the most current outline plans for the proposed development of the site. BICs provide an evidence base for discussions between the ecological consultant, developer and the local planning authority regarding on-site avoidance, on-site mitigation and off-site compensation requirements.

This report will be used in relation to a proposal for the conversion of existing buildings to 25 new units with associated hard and soft landscaping. Given the likelihood of proposed changes in the design scheme, some of the recommendations will potentially be subject to change. The results of the BIC are deemed accurate for the most recent layout plan.

This report was commissioned and produced at the request of Freemans Close Homes.

¹ HM Government (2024). National Planning Policy Framework. Department for Housing, Communities and Local Government. Available online at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf.

² HM Government (2021). Environment Act 2021 Available online at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>



1.2 Background

The site measures 1.88ha in area, and comprises a series of previous school buildings, with associated amenity lawns and shrub planting. An orchard is located directly to the north.

The site's full address is Land at Freeman Close, Walberton, Fontwell, Arun, West Sussex BN18 0AE with a central grid reference of SU 956 062.

The site was subject to an Ecological Assessment³ which included a bat scoping assessment; two buildings were assessed for their bat roosting potential which were noted to have 'moderate' suitability for roosting bats. Ground level tree assessments noted suitability for roosting bats to be negligible.

A badger *Meles meles* walkover of the site did not identify any setts, and great crested newt *Triturus cristatus* environmental DNA surveys of nearby ponds resulted in a negative result, concluding that great crested newts are unlikely to be present.

Habitats (UKHAB) within the site and along the site boundaries are shown in (Figure 1), these include:

- g 16 – tall forbs;
- g4 – modified grassland;
- g3c – other neutral grassland;
- u1 847 – introduced shrub;
- h3d – bramble scrub;
- u1b – developed land; sealed surface;
- u1b5 – buildings;
- u1 827 – vegetated garden;
- u1c – artificial unvegetated unsealed surface;
- u (200) – urban trees;
- h2b – non-native and ornamental hedgerow;
- w22 – line of trees;
- h2a (11) – native hedgerow with trees.

³ The Ecology Co-op (2026), *Ecological Assessment - P10153*

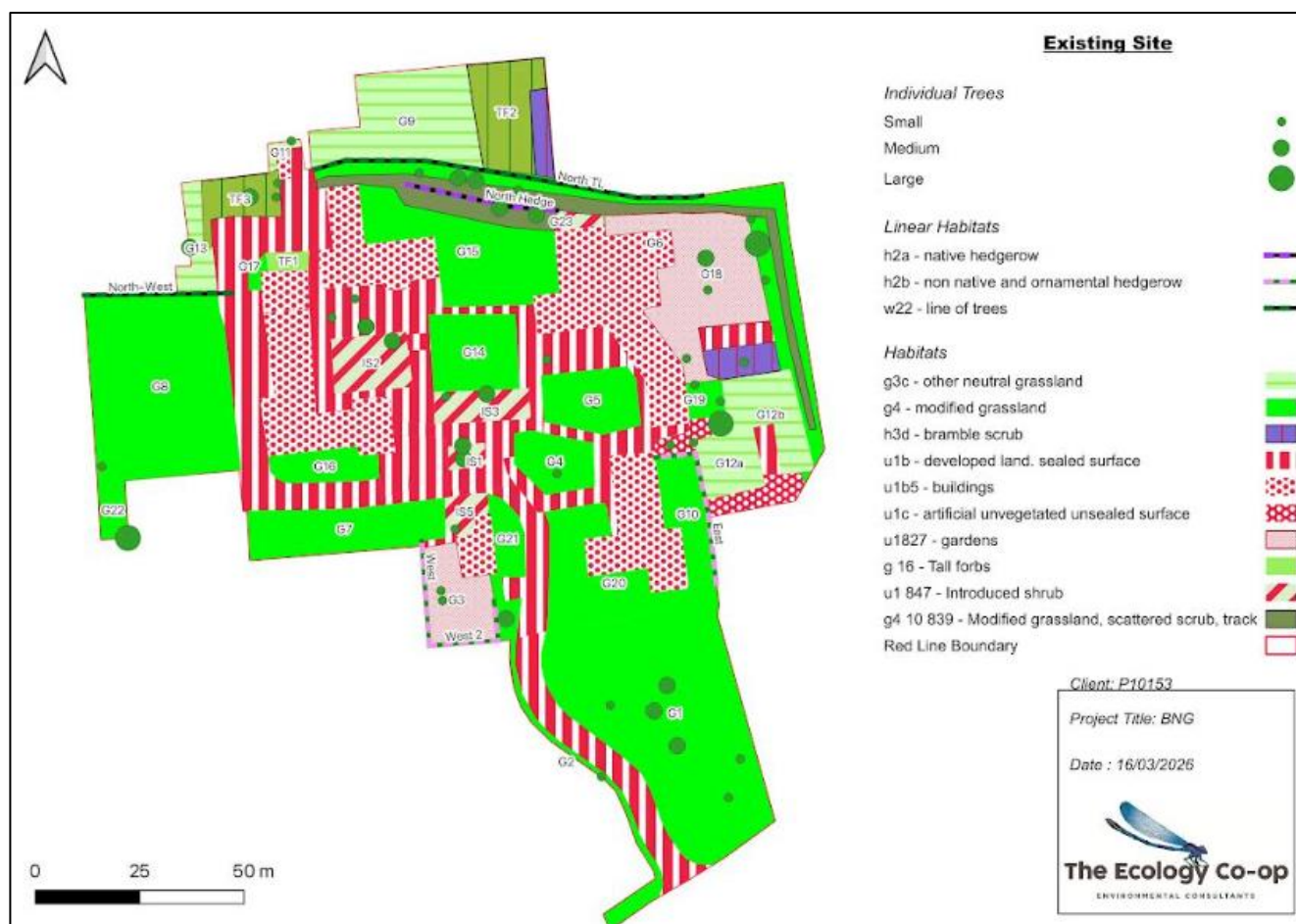
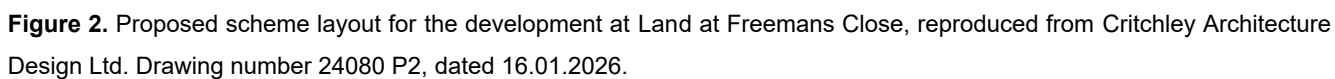


Figure 1. UKHAB map showing existing habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.40.5 –Bratislava.



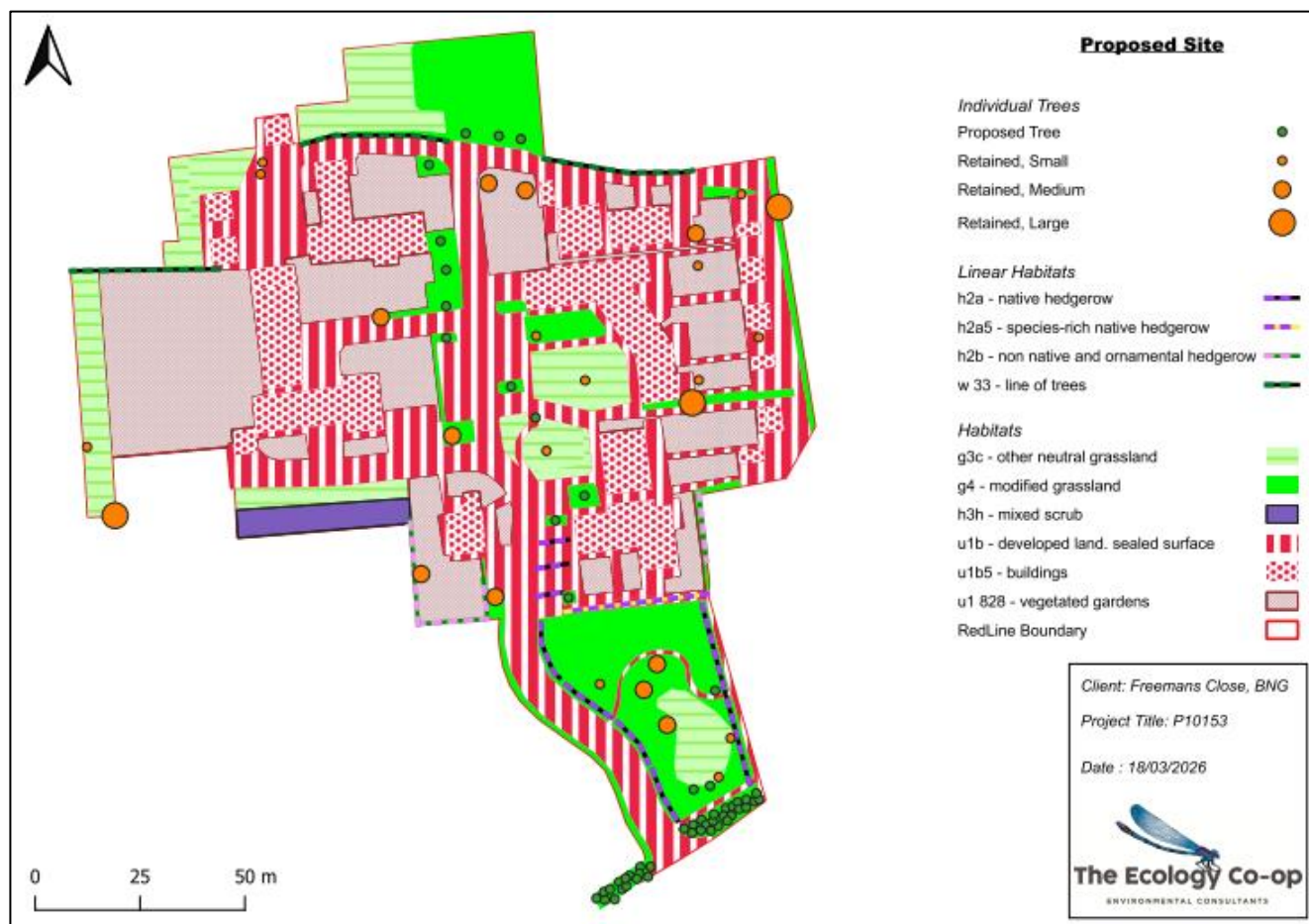


Figure 3. UKHAB map showing proposed habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.40.5 – Bratislava.



1.3 Summary of Previous Survey Work

An Ecological Assessment completed by The Ecology Co-op in March 2025 identified the potential for bats, badger and great crested newts to be present on the site. Phase 2 surveys concluded that no badger setts nor great crested newt presence was determined on site. Buildings were assessed as having ‘moderate’ potential to support roosting bats, however, reasonable avoidance measures have been recommended given the small-scale nature of the proposed works.

1.4 Policy and Legislation

NPPF (2024)

The NPPF sets out the Government’s view on how planners should balance nature conservation with development and helps ensure that Government meets its biodiversity commitments with regards to the operation of the planning system.

Paragraph 187d, states that planning policies and decisions should contribute to and enhance the local environment by:

- “*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*”

Paragraph 192b, states that to protect and enhance biodiversity and geodiversity, plans should;

- “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*”

Paragraph 193d, states that when determining planning applications, authorities should apply the following principle:

- “*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*”

Environment Act (2021)

The Environment Act sets a target of halting the decline in species through the inclusion of a legally binding 2030 species abundance target. Aiming to restore natural habitats and enhance biodiversity, the Act requires new developments to improve or create habitats for nature (through mechanisms such as mandatory Biodiversity Net Gain), and tackle deforestation. Going forwards, UK businesses will need to look closely at their supply chains as amongst other measures they will be prohibited from using commodities associated with wide-scale deforestation. Woodland protection measures are also strengthened through the Act.



Local Policy

Policy ENV DM5 (Development and Biodiversity) of the current Adopted Arun Local Plan⁴ notes that it will support development proposals which:

*“[...] shall, in the first instance, **seek to achieve a net gain in biodiversity** and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement [...]”*

2 METHODOLOGY

This Biodiversity Impact Calculation uses the Statutory Biodiversity Metric calculation tool published by Natural England⁵. This is used to calculate ‘habitat units’ and ‘hedgerow units’ by multiplying the area (ha) or lengths (km), ‘distinctiveness’ (habitat type), ‘condition’ (quality), and strategic significance (location in relation to the authority’s local strategy) of each habitat parcel.

The calculation provides a negative value to the biodiversity units where habitat is being directly lost to development. Where habitats are enhanced or created on-site, or off-site, the calculation gives a positive value but adds risk factors that account for uncertainty - difficulty in creating new habitats and time delays while they establish; habitats that are more difficult to restore or that will take a long time to reach a set target condition will score lower and therefore make a smaller positive contribution.

Where on-site gains are equal to or larger than the losses, the project is deemed to have neutral biodiversity impact or biodiversity ‘net gain’ respectively.

Where on-site gains do not outweigh on-site losses and a biodiversity ‘net loss’ is calculated, this becomes an ‘offset requirement’. Offsets can be provided by further habitat creation or enhancement in-situ or elsewhere and are assessed using the same metric to balance the predicted gains against the losses to ensure no net loss will be achieved. It follows that a biodiversity net gain can still be achieved by providing higher biodiversity gains through the offset than the net loss resulting from the development.

Note that the metric does not allow for ‘trading down’; one of the key principles in measuring biodiversity net losses or gains is that habitats of high ecological importance cannot be offset by the creation of larger areas of habitats with lower value. The Statutory Biodiversity Metric calculation tool includes a ‘trading down correction’ that deducts the number of biodiversity units that are not accounted for through the creation of equivalent high

⁴ Arun District Council (2018) Adopted Arun Local Plan 2011-2031. Available online at: <https://www.arun.gov.uk/adopted-local-plan/>

⁵ Natural England (2023) *The Statutory Biodiversity Metric – Calculation Tool*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



distinctive habitats than that lost. For example, the loss of a small area of lowland meadow priority habitat (high distinctiveness) will not be offset by a larger area of modified grassland (medium distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

2.1 Data Sources

This calculation uses the most up to date survey information, using botanical data gathered during the site visit and specific condition assessments undertaken on 19th August 2025. The areas of each habitat category were measured using The UK Hab App⁶. Condition assessments were made in accordance with the Statutory Biodiversity Metric condition assessments document⁷ and the Statutory Biodiversity Metric: draft user guide⁸. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

There has been no evidence of any destruction or degradation of habitat, and therefore the biodiversity value of the site is as above.

To predict habitat/hedgerow units supported by the site after completion of the development, the aerial imagery was overlaid by the proposed scheme layout (see

⁶<https://ecountability.co.uk/ukhabsurvey-app/>

⁷ Natural England (2023) *Statutory Biodiversity Metric Condition Assessments* Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

⁸ Natural England (2023). *Statutory Biodiversity Metric draft user guide*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



Figure 2). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are 'created' after development are assumed to achieve the highest level of condition as appropriate; a separate landscape and enhancement plan should be produced to ensure this condition is achieved.

The Statutory Biodiversity Metric calculation tool uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with linear length of a feature. It should be noted that because linear features often have higher ecological importance, linear habitats are assigned higher distinctiveness and must be offset with other linear features. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.



3 RESULTS

3.1 Existing Habitats Assessment

A summary of habitats and condition assessments is provided in Table 1. Full results of condition assessments for habitats which require it (using the Statutory Biodiversity Metric condition assessment document) are provided in Appendix 1.

Overall, the on-site calculated baseline is 6.79 habitat units and 0.90 hedgerow units.

Table 1. Existing habitat conditions for Land at Freemans Close. Only those parcels containing semi-natural habitat to be retained or enhanced (in part or full) have been assigned a reference code.

Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
u1b5 – buildings	Multiple buildings are scattered across the site.	N/A
u1b – developed land; sealed surface	Hard standing is present in the form of a tarmacked road through the centre of the site as well as several pedestrian walkways.	N/A
u1c – artificial unvegetated; unsealed surface	An area of gravel aggregate with some colonizing vegetation (<10%) exists at the south-eastern edge of the site.	N/A
u1 828 – vegetated gardens	Areas of designated garden connecting to existing residential buildings, located to the north-east and south-west of the site.	N/A
u1 847 – introduced shrub	Two areas of formal planting were noted within the site, species recorded include buddleia <i>Buddleja davidii</i> , <i>Hebe</i> sp., New Zealand cabbage tree <i>Cordyline australis</i> and other non-native and ornamental plants.	N/A
g4 – modified grassland	G1-G8 and other small parcels throughout the site. Comprises multiple areas of lawn across the site including within the central access road. These areas are heavily mowed to maintain a short sward height. Most had abundant perennial rye-grass <i>Lolium perenne</i> .	Poor, with one parcel 'moderate'
g3c -other neutral grassland	Two areas of taller unmanaged grassland were recorded at the site's south-western corner around old, dilapidated greenhouses. Comprised of frequent false oat-grass <i>Arrhenatherum elatius</i> with some forbs such as common nettle <i>Urtica dioica</i> , common ragwort <i>Jacobaea vulgaris</i> , stone parsley <i>Sison amomum</i> and great willowherb <i>Epilobium hirsutum</i> present.	Poor
g 16 – tall forbs	A small patch of land dominated by tall ruderal vegetation fenced within an unmanaged tank area. Species include creeping thistle <i>Cirsium arvense</i> , common nettle, hogweed <i>Heracleum sphondylium</i> and common ivy <i>Hedera helix</i> .	Poor



Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
h3d – bramble scrub	Two areas of bramble scrub were noted within the site; the largest parcel of this scrub demarks the site's northern boundary and is present around and within dilapidated agricultural buildings.	N/A
h2b – ornamental and non-native hedgerow	Hedgrows labelled 'West' and 'West 2' delineate a garden and comprise of garden privet <i>Ligustrum ovalifolium</i> with rare lilac <i>Syringa vulgaris</i> and goat willow <i>Salix caprea</i>. East hedgerow separates the amenity lawn area from the more unmanaged agricultural area in the east. It is dominated by cherry laurel <i>Prunus laurocerasus</i> with rare occurrence of hop <i>Humulus lupulus</i>, Virginia-creeper <i>Parthenocissus quinquefolia</i> and bramble <i>Rubus fruticosus</i> agg.,	N/A
h2a – native hedgerow with trees	North hedge along the grassy track at the site, dominated by box <i>Buxus sempervirens</i> with abundant bramble and frequent spindle. Individual trees such as field maple <i>Acer campestre</i> , alder, beech <i>Fagus sylvatica</i> and red oak <i>Quercus rubra</i> present. Bramble interspaced throughout hedge.	Good
w1 (33) – line of trees	Two lines of trees are present – one referred to as North-West and one as North TL. North TL is located along the northern boundary and is dominated by grey alder <i>Alnus incana</i> with abundant bramble scrub and some traveller's-joy <i>Clematis vitalba</i>. Rare occurrence of hawthorn trees <i>Crataegus monogyna</i> are present. North-West tree line delineates the northern boundary of the westernmost field. It is also dominated by grey alder with the rare occurrence of pedunculate oak <i>Quercus robur</i>.	Poor
u 200 – urban trees	A total of 30 scattered trees were recorded across the site, this includes individual specimens of Norway maple <i>Acer platanoides</i> , sycamore <i>Acer pseudoplatanus</i> , grey alder <i>Alnus incana</i> , silver birch <i>Betula pendula</i> , Atlas cedar <i>Cedrus atlantica</i> , Leyland cypress <i>Cupressus × leylandii</i> , beech <i>Fagus sylvatica</i> , fig <i>Ficus carica</i> , wild cherry <i>Prunus avium</i> , cherry plum <i>Prunus cerasifera</i> , dwarf cherry <i>Prunus cerasus</i> , <i>Prunus</i> sp., pear <i>Pyrus communis</i> , pedunculate oak <i>Quercus robur</i> , stag's-horn sumach <i>Rhus typhina</i> , goat willow <i>Salix caprea</i> , elder <i>Sambucus nigra</i> , and rowan <i>Sorbus aucuparia</i> , with other unlisted or hybrid species also recorded.	6 Individual trees in good condition, 26 in moderate condition and 6 in poor condition, in various sizes.



3.2 Habitat Losses and Gains

The proposed development scheme at this site will result in the loss of:

On-site

- 0.52ha modified grassland (g4), in poor condition;
- 0.03ha modified grassland (g4), in moderate condition;
- 0.08ha other neutral grassland (g3c), in poor condition;
- 0.01ha tall forbs (g 16) in poor condition;
- 0.04ha tall forbs (g 16) in good condition;
- 0.06ha introduced shrub (u1 847), condition assessment N/A;
- 0.22ha bramble scrub (h3d), condition assessment N/A;
- 0.44ha developed land, sealed surface (u1b), N/A condition assessment;
- 0.02ha artificial unvegetated, unsealed surface (u1c), N/A condition assessment;
- 0.001ha (2 small sized) urban individual trees (u 200), in poor condition;
- 0.006ha (7 small and 2 medium sized) urban individual trees (u 200), in moderate condition;
- 0.04km non-native and ornamental hedgerow (h2b), in poor condition;
- 0.02km line of trees (w 33), in poor condition;
- 0.04km native hedgerow with trees (h2a 11), in good condition.

The proposed development scheme at this site will retain:

On-site

- 0.156ha modified grassland (g4), in poor condition;
- 0.196ha developed land, sealed surface (u1b), N/A condition assessment;
- 0.0611ha (2 small and 1 medium sized) urban individual trees (u 200), in poor condition;
- 0.1751ha (10 small, 6 medium and 1 large sized) urban individual trees (u 200), in moderate condition;
- 0.0896ha (1 small, 3 medium and 1 large sized) urban individual trees (u 200), in good condition;
- 0.055ha non-native ornamental hedgerow (h2b), in poor condition;
- 0.105km line of trees (w 33), in poor condition.

The proposed development scheme at this site will enhance:

On-site

- 0.036ha of modified grassland (g4) in poor condition to be enhanced to other neutral grassland (g3c) in moderate condition;
- 0.079ha modified grassland (g4) in poor condition to be enhanced to other neutral grassland (g3c) in good condition;
- 0.019ha of modified grassland (g4) in poor condition to be enhanced to modified grassland in moderate condition;



- 0.06ha of other neutral grassland (g3c) in poor condition to be enhanced to other neutral grassland in good condition;
- 0.014ha tall forbs (g 16) in poor condition to other neutral grassland (g3c) in good condition.

Post intervention the following habitats will be created:

On-site

- 0.13ha modified grassland (g4), in moderate condition;
- 0.023ha other neutral grassland (g3c), in good condition;
- 0.026ha mixed scrub (h3h), in moderate condition;
- 0.472ha vegetated garden (u1 828), condition assessment N/A;
- 0.075ha buildings (u1b5), N/A condition assessment;
- 0.602ha developed land, sealed surface (u1b), N/A condition assessment;
- 0.2199ha (54 small sized) Individual urban trees, in poor condition;
- 0.052km native hedgerow (h2a) in moderate condition;
- 0.019km native hedgerow (h2a), in poor condition;
- 0.076km species rich native hedgerow (h2a5), in moderate condition.

The overall results of the calculations are presented in Table 2. Please refer to the Statutory Biodiversity Metric calculation tool supplied with this document (submitted separately) for full details of the calculation.

Table 2. Headline results of the Biodiversity Impact Calculation for the proposed development at Land at Freemans Close.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.73
	Hedgerow units	0.22
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.68%
	Hedgerow units	24.98%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	6.79	7.47	0.00
Hedgerow units	10.00%	0.90	0.99	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓



4 CONCLUSIONS

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will results in a likely net gain of **0.73 habitat units (+10.68%)**.

The linear feature calculation for the proposed scheme results in a likely gain of **0.22 hedgerow units (+24.98%)**.

The current scheme does satisfy the trading rules within the Statutory Biodiversity Metric.

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.



APPENDIX 1 – Habitat Condition Assessment Sheets

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	19/08/25	Unique polygon reference	TF1
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Tall forbs
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Urban
Limitations (if applicable)	N/A		
Habitat description			
A small patch of land dominated by tall ruderal vegetation fenced within an unmanaged tank area.			
Table 3. Species within habitat parcel and abundance using DAFOR scale.			
Abundance (DAFOR)	Latin Name	Common Name	
frequent	<i>Cirsium arvense</i>	Creeping Thistle	
abundant	<i>Urtica dioica</i>	Common Nettle	
occasional	<i>Heracleum sphondylium</i>	Hogweed	
occasional	<i>Hedera helix</i>	Common Ivy	
Condition assessment results			
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Photo ref			
Condition (Good/Moderate/Poor):		Poor	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25 & 05/12/25	Unique polygon reference	TF2
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Tall forbs
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Urban
Limitations (if applicable)	Condition assessments and photos undertaken on 5 th December 2025 outside of the optimal botanical period but supplemented by knowledge of area from survey visits in August.		

Habitat description

An area dominated by creeping thistle and common nettle, likely relatively unmanaged. Grassy areas present in between tall forbs dominated by cock's-foot grass.

Table 4. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
dominant	<i>Cirsium arvense</i>	Creeping Thistle
dominant	<i>Urtica dioica</i>	Common Nettle
abundant	<i>Dactylis glomerata</i>	Cock's-foot
abundant	<i>Datura stramonium</i>	Thorn-apple
occasional	<i>Ranunculus repens</i>	Creeping Buttercup
rare	<i>Dipsacus fullonum</i>	Wild Teasel
rare	<i>Rumex obtusifolius</i>	Broad-leaved Dock

Condition assessment results

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.	Yes
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.	Yes
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes

Photo ref



Condition (Good/Moderate/Poor):

Good



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25 & 05/12/25	Unique polygon reference	TF3
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Tall forbs
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Urban
Limitations (if applicable)	Condition assessments and photos undertaken on 5 th December 2025 outside of the optimal botanical period but supplemented by knowledge of area from survey visits in August.		
Habitat description			
An unmanaged area dominated by common nettle around an existing alder tree line.			
Table 5. Species within habitat parcel and abundance using DAFOR scale.			
Abundance (DAFOR)	Latin Name	Common Name	
dominant	<i>Urtica dioica</i>	Common Nettle	
frequent	<i>Galium aparine</i>	Cleavers	
Condition assessment results			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Photo ref			
Condition (Good/Moderate/Poor):		Good	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G1
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Modified Grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low
Limitations (if applicable)	N/A		

Habitat description

Frequently mown amenity lawn forms the entrance area to the site along the east of the access road. A number of individual trees are located in this parcel also.

Table 6. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
occasional	<i>Dactylis glomerata</i>	Cock's-foot
frequent	<i>Taraxacum</i> spp.	Dandelions
rare	<i>Trifolium repens</i>	White Clover
rare	<i>Ranunculus repens</i>	Creeping Buttercup
frequent	<i>Achillea millefolium</i>	Yarrow
rare	<i>Holcus lanatus</i>	Yorkshire-fog
occasional	<i>Bellis perennis</i>	Daisy
rare	<i>Glechoma hederacea</i>	Ground-ivy
rare	<i>Plantago lanceolata</i>	Ribwort Plantain
abundant	<i>Lolium perenne</i>	Perennial Rye-grass
occasional	<i>Festuca</i> sp.	Fescue grass
rare	<i>Prunella vulgaris</i>	Selfheal
rare	<i>Geranium molle</i>	Dove's-foot Crane's-bill
rare	<i>Jacobaea vulgaris</i>	Common ragwort
rare	<i>Heracleum sphondylium</i>	Hogweed
rare	<i>Convolvulus arvensis</i>	Field Bindweed
rare	<i>Arctium minus</i>	Lesser Burdock



Condition assessment results		
	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. 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 m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No
	B Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No
	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.	Yes
	D Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes
	E Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	No
	F Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
	G There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes
Photo ref		
Condition (Good/Moderate/Poor):		Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G2
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Modified Grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low
Limitations (if applicable)	N/A		

Habitat description

Frequently mown amenity lawn forms the entrance area to the site along the west of the access road. Majority of the parcel outside of the redline boundary but small verge area located here.

Table 7. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
abundant	<i>Lolium perenne</i>	Perennial Rye-grass
frequent	<i>Festuca sp.</i>	Fescue grasses
occasional	<i>Taraxacum spp.</i>	Dandelions
occasional	<i>Ranunculus repens</i>	Creeping Buttercup
occasional	<i>Achillea millefolium</i>	Yarrow
occasional	<i>Holcus lanatus</i>	Yorkshire-fog
rare	<i>Dactylis glomerata</i>	Cock's-foot
rare	<i>Bellis perennis</i>	Daisy
rare	<i>Crepis tectorum</i>	Narrow-leaved Hawk's-beard
rare	<i>Glechoma hederacea</i>	Ground-ivy
rare	<i>Plantago lanceolata</i>	Ribwort Plantain
rare	<i>Trifolium repens</i>	White Clover
rare	<i>Convolvulus arvensis</i>	Field Bindweed
rare	<i>Galium aparine</i>	Cleavers
rare	<i>Malva sylvestris</i>	Common Mallow
rare	<i>Prunella vulgaris</i>	Selfheal
rare	<i>Geranium molle</i>	Dove's-foot Crane's-bill
rare	<i>Jacobaea vulgaris</i>	Common ragwort

Condition assessment results



A	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. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No
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.	Yes
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	No
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes
		
Condition (Good/Moderate/Poor):	Poor	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G3
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Modified Grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low
Limitations (if applicable)	N/A		

Habitat description

Frequently mown amenity lawn in the garden on one of the existing dwellings. Includes front gardens

Table 8. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
abundant	<i>Lolium perenne</i>	Perennial Rye-grass
frequent	<i>Rumex acetosa</i>	Common sorrel
occasional	<i>Prunella vulgaris</i>	Selfheal
occasional	<i>Ranunculus repens</i>	Creeping Buttercup
rare	<i>Bellis perennis</i>	Daisy
rare	<i>Jacobaea vulgaris</i>	Common ragwort
rare	<i>Taraxacum sp.</i>	
rare	<i>Trifolium repens</i>	White Clover
rare	<i>Dactylis glomerata</i>	Cock's-foot
rare	<i>Geranium pyrenaicum</i>	Hedgerow Crane's-bill

Condition assessment results



	A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No
	B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No
	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.	Yes
	D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes
	E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No
	F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
	G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes
			
Condition (Good/Moderate/Poor):		Poor	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G4 & G5
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Modified Grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low
Limitations (if applicable)	N/A		

Habitat description

Frequently mown amenity lawn surrounding budlings. A number of individual trees are located in this parcel also.

Table 9. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
occasional	<i>Dactylis glomerata</i>	Cock's-foot
frequent	<i>Taraxacum</i> spp.	Dandelions
rare	<i>Trifolium repens</i>	White Clover
rare	<i>Ranunculus repens</i>	Creeping Buttercup
frequent	<i>Achillea millefolium</i>	Yarrow
rare	<i>Holcus lanatus</i>	Yorkshire-fog
occasional	<i>Bellis perennis</i>	Daisy
rare	<i>Glechoma hederacea</i>	Ground-ivy
rare	<i>Plantago lanceolata</i>	Ribwort Plantain
abundant	<i>Lolium perenne</i>	Perennial Rye-grass
occasional	<i>Festuca</i> sp.	Fescue grass
rare	<i>Prunella vulgaris</i>	Selfheal
rare	<i>Geranium molle</i>	Dove's-foot Crane's-bill
rare	<i>Jacobaea vulgaris</i>	Common ragwort
rare	<i>Heracleum sphondylium</i>	Hogweed
rare	<i>Convolvulus arvensis</i>	Field Bindweed
rare	<i>Arctium minus</i>	Lesser Burdock



Condition assessment results		
	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. 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 m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No
	B Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No
	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.	Yes
	D Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes
	E Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	No
	F Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
	G There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes
Photo ref		
Condition (Good/Moderate/Poor):	Poor	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G6
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Modified Grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low
Limitations (if applicable)	N/A		

Habitat description

Slightly longer grassland surrounding access track.

Table 10. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
abundant	<i>Lolium perenne</i>	Perennial Rye-grass
frequent	<i>Taraxacum</i> sp.	
occasional	<i>Arrhenatherum elatius</i>	False Oat-grass
occasional	<i>Dactylis glomerata</i>	Cock's-foot
occasional	<i>Urtica dioica</i>	Common Nettle
rare	<i>Bellis perennis</i>	Daisy
rare	<i>Plantago major</i>	Greater Plantain
rare	<i>Rumex obtusifolius</i>	Broad-leaved Dock

Condition assessment results



Land at Freemans Close – BIODIVERSITY IMPACT CALCULATION

		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.	No
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.	Yes
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.	Yes
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.	No
E		Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No
F		Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
G		There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes
			
Condition (Good/Moderate/Poor):		Poor	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G7 & G8
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Modified Grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low
Limitations (if applicable)	N/A		

Habitat description

Frequently mown lawn area along access track and western section of the site.

Table 11. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
abundant	<i>Lolium perenne</i>	Perennial Rye-grass
abundant	<i>Festuca sp.</i>	
frequent	<i>Trifolium repens</i>	White Clover
frequent	<i>Ranunculus repens</i>	Creeping Buttercup
occasional	<i>Taraxacum spp.</i>	Dandelions
occasional	<i>Achillea millefolium</i>	Yarrow
occasional	<i>Agrostis stolonifera</i>	Creeping Bent
occasional	<i>Rumex acetosa</i>	Common sorrel
rare	<i>Holcus lanatus</i>	Yorkshire-fog
rare	<i>Bellis perennis</i>	Daisy
rare	<i>Glechoma hederacea</i>	Ground-ivy
rare	<i>Jacobaea vulgaris</i>	Common ragwort
rare	<i>Prunella vulgaris</i>	Selfheal
rare	<i>Dactylis glomerata</i>	Cock's-foot
rare	<i>Cirsium arvense</i>	Creeping Thistle
rare	<i>Urtica dioica</i>	Common Nettle



Condition assessment results		
	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.	No
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.	No
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.	Yes
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.	No
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes
Photo ref		
Condition (Good/Moderate/Poor):		Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25 & 05/12/25	Unique polygon reference	G9
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland – medium, high & very high
Limitations (if applicable)	Condition assessments and photos undertaken on 5 th December 2025 outside of the optimal botanical period but supplemented by knowledge of area from survey visits in August.		
Habitat description			
Unmanaged grassland in the northern section of the site. Within a wider section of orchrd but no orchard trees present in this distinct area. Tussocky sward structure with cock's-foot dominant.			
Table 12. Species within habitat parcel and abundance using DAFOR scale.			
Abundance (DAFOR)	Latin Name	Common Name	
dominant	<i>Dactylis glomerata</i>	Cock's-foot	
frequent	<i>Arrhenatherum elatius</i>	False Oat-grass	
occasional	<i>Cirsium arvense</i>	Creeping Thistle	
occasional	<i>Centaurea nigra</i>	Common Knapweed	
rare	<i>Ranunculus repens</i>	Creeping Buttercup	
rare	<i>Holcus lanatus</i>	Yorkshire-fog	
rare	<i>Rumex obtusifolius</i>	Broad-leaved Dock	
rare	<i>Cerastium fontanum</i>	Common Mouse-ear	
rare	<i>Urtica dioica</i>	Common Nettle	
rare	<i>Trifolium repens</i>	White Clover	
rare	<i>Geranium molle</i>	Dove's-foot Crane's-bill	



Condition assessment results		
	A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No
	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.	Yes
	C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.²	No
	D Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
	E Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	No
	Additional Criterion - must be assessed for all non-acid grassland types	
Photo ref	F There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No
		
Condition (Good/Moderate/Poor):		Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G10
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Modified Grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low
Limitations (if applicable)	N/A		

Habitat description

Frequently mown lawn area within rear garden of one of the buildings. Species diversity higher in this section compared to other lawns, likely due to increased shading creating variance. However, although more diverse, the sward was very patchy at the time of survey with high bare ground cover.

Table 13. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
occasional	Festuca sp.	Fescue grasses
occasional	Holcus lanatus	Yorkshire-fog
occasional	Trifolium repens	White Clover
rare	Lolium perenne	Perennial Rye-grass
rare	Taraxacum spp.	Dandelions
rare	Ranunculus repens	Creeping Buttercup
rare	Bellis perennis	Daisy
rare	Jacobaea vulgaris	Common ragwort
rare	Prunella vulgaris	Selfheal
rare	Helminthotheca echinoides	Bristly oxtongue
rare	Plantago lanceolata	Ribwort Plantain



Condition assessment results		
	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.	Yes
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.	No
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.	Yes
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes
Photo ref		
Condition (Good/Moderate/Poor):	Moderate	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25 & 05/12/25	Unique polygon reference	G11
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland – medium, high & very high
Limitations (if applicable)	Condition assessments and photos undertaken on 5 th December 2025 outside of the optimal botanical period but supplemented by knowledge of area from survey visits in August.		
Habitat description			
Small section of unmanaged grassland in the north-western section of the site. Within a wider section of orchard but no orchard trees present in this distinct area. Tussocky sward structure with cock's-foot abundant.			
Table 14. Species within habitat parcel and abundance using DAFOR scale.			
Abundance (DAFOR)	Latin Name	Common Name	
abundant	<i>Dactylis glomerata</i>	Cock's-foot	
frequent	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	
occasional	<i>Cirsium arvense</i>	Creeping Thistle	
occasional	<i>Centaurea nigra</i>	Common Knapweed	
rare	<i>Ranunculus repens</i>	Creeping Buttercup	
rare	<i>Holcus lanatus</i>	Yorkshire-fog	
rare	<i>Rumex obtusifolius</i>	Broad-leaved Dock	
rare	<i>Cerastium fontanum</i>	Common Mouse-ear	
rare	<i>Urtica dioica</i>	Common Nettle	
rare	<i>Trifolium repens</i>	White Clover	
rare	<i>Geranium molle</i>	Dove's-foot Crane's-bill	
rare	<i>Arrhenatherum elatius</i>	False Oat-grass	



Condition assessment results		
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	No
	Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	
	B	Yes
	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.	
	C	No
	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
	E	No
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.	
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	No
	Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	
Photo ref		
Condition (Good/Moderate/Poor):		Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G12a
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland – medium, high & very high
Limitations (if applicable)			

Habitat description

Section of unmanaged grassland in the south-eastern section of the site.

Table 15. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
frequent	Sison amomum	Stone Parsley
frequent	Arctium minus	Lesser Burdock
frequent	Arrhenatherum elatius	False Oat-grass
occasional	Dactylis glomerata	Cock's-foot
occasional	Holcus lanatus	Yorkshire-fog
rare	Anisantha sterilis	Barren Brome
rare	Erigeron canadensis	Horseweed/Canadian Fleabane
rare	Tanacetum parthenium	Feverfew
rare	Taraxacum spp.	Dandelions
rare	Agrostis stolonifera	Creeping Bent
rare	Jacobaea vulgaris	Common ragwort
rare	Trifolium repens	White Clover
rare	Bryonia dioica	White Bryony
rare	Convolvulus arvensis	Field Bindweed
rare	Urtica dioica	Common Nettle
rare	Melissa officinalis	Balm



Condition assessment results			
	A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
	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.	Yes	
	C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².	No	
	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%.	No	
	E Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	No	
Additional Criterion - must be assessed for all non-acid grassland types			
	F There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	
Photo ref			
Condition (Good/Moderate/Poor):	Poor		



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	G12b
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland – medium, high & very high
Limitations (if applicable)			

Habitat description

Section of unmanaged grassland in the south-eastern section of the site. Potentially disused yard/garden area.

Table 16. Species within habitat parcel and abundance using DAFOR scale.

Abundance (DAFOR)	Latin Name	Common Name
abundant	<i>Holcus lanatus</i>	Yorkshire-fog
abundant	<i>Rumex obtusifolius</i>	Broad-leaved Dock
frequent	<i>Arrhenatherum elatius</i>	False Oat-grass
occasional	<i>Erigeron canadensis</i>	Horseweed/Canadian Fleabane
rare	<i>Lapsana communis</i>	Nipplewort
rare	<i>Heracleum sphondylium</i>	Hogweed
rare	<i>Urtica dioica</i>	Common Nettle
rare	<i>Epilobium hirsutum</i>	Great Willowherb
rare	<i>Eschscholzia californica</i>	Californian Poppy
rare	<i>Epilobium ciliatum</i>	American Willowherb



Condition assessment results			
Photo ref	A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No
	B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No
	C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. ²	Yes
	D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
	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.	No
	Additional Criterion - must be assessed for all non-acid grassland types		
	F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No
			
Condition (Good/Moderate/Poor):		Poor	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25 & 05/12/25	Unique polygon reference	G13																																							
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Other neutral grassland																																							
Condition assessment required? (Y/N)			Yes																																							
Onsite or offsite?	Onsite	Condition sheet used	Grassland – medium, high & very high																																							
Limitations (if applicable)	Condition assessments and photos undertaken on 5 th December 2025 outside of the optimal botanical period but supplemented by knowledge of area from survey visits in August.																																									
Habitat description																																										
Unmanaged grassland in the northern section of the site. Within a wider section of orchard but no orchard trees present in this distinct area. Tussocky sward structure with cock's-foot abundant. Table 17. Species within habitat parcel and abundance using DAFOR scale. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Abundance (DAFOR)</th> <th>Latin Name</th> <th>Common Name</th> </tr> </thead> <tbody> <tr> <td>abundant</td> <td><i>Dactylis glomerata</i></td> <td>Cock's-foot</td> </tr> <tr> <td>abundant</td> <td><i>Arrhenatherum elatius</i></td> <td>False Oat-grass</td> </tr> <tr> <td>occasional</td> <td><i>Cirsium arvense</i></td> <td>Creeping Thistle</td> </tr> <tr> <td>occasional</td> <td><i>Urtica dioica</i></td> <td>Common Nettle</td> </tr> <tr> <td>occasional</td> <td><i>Anthriscus sylvestris</i></td> <td>Cow Parsley</td> </tr> <tr> <td>rare</td> <td><i>Ranunculus repens</i></td> <td>Creeping Buttercup</td> </tr> <tr> <td>rare</td> <td><i>Holcus lanatus</i></td> <td>Yorkshire-fog</td> </tr> <tr> <td>rare</td> <td><i>Rumex obtusifolius</i></td> <td>Broad-leaved Dock</td> </tr> <tr> <td>rare</td> <td><i>Cerastium fontanum</i></td> <td>Common Mouse-ear</td> </tr> <tr> <td>rare</td> <td><i>Trifolium repens</i></td> <td>White Clover</td> </tr> <tr> <td>rare</td> <td><i>Geranium molle</i></td> <td>Dove's-foot Crane's-bill</td> </tr> <tr> <td>rare</td> <td><i>Anthoxanthum odoratum</i></td> <td>Sweet Vernal-grass</td> </tr> </tbody> </table>				Abundance (DAFOR)	Latin Name	Common Name	abundant	<i>Dactylis glomerata</i>	Cock's-foot	abundant	<i>Arrhenatherum elatius</i>	False Oat-grass	occasional	<i>Cirsium arvense</i>	Creeping Thistle	occasional	<i>Urtica dioica</i>	Common Nettle	occasional	<i>Anthriscus sylvestris</i>	Cow Parsley	rare	<i>Ranunculus repens</i>	Creeping Buttercup	rare	<i>Holcus lanatus</i>	Yorkshire-fog	rare	<i>Rumex obtusifolius</i>	Broad-leaved Dock	rare	<i>Cerastium fontanum</i>	Common Mouse-ear	rare	<i>Trifolium repens</i>	White Clover	rare	<i>Geranium molle</i>	Dove's-foot Crane's-bill	rare	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass
Abundance (DAFOR)	Latin Name	Common Name																																								
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rare	<i>Geranium molle</i>	Dove's-foot Crane's-bill																																								
rare	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass																																								



Condition assessment results		
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No
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.	Yes
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. ²	No
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
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.	No
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No
Photo ref		
Condition (Good/Moderate/Poor):		Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Various unlabelled parcels
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Modified Grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low
Limitations (if applicable)	N/A		

Habitat description

Frequently mown amenity lawns throughout the site. Includes front and back gardens and access track along the north and eastern boundaries.

Table 18. Species within habitat parcel. Abundances not shown due to slight variations within species, but species indicated with a * were found to be occasional or more in all parcels.

Latin Name	Common Name
<i>Achillea millefolium</i> *	Yarrow*
<i>Arctium minus</i>	Lesser Burdock
<i>Bellis perennis</i>	Daisy
<i>Cirsium arvense</i>	Creeping Thistle
<i>Cirsium vulgare</i>	Spear Thistle
<i>Convolvulus arvensis</i>	Field Bindweed
<i>Crepis tectorum</i>	
<i>Dactylis glomerata</i>	Cock's-foot
<i>Festuca</i> sp.*	Fescue grasses*
<i>Geranium molle</i>	Dove's-foot Crane's-bill
<i>Glechoma hederacea</i>	Ground-ivy
<i>Heracleum sphondylium</i>	Hogweed
<i>Holcus lanatus</i>	Yorkshire-fog
<i>Jacobaea vulgaris</i>	Common ragwort
<i>Lolium perenne</i> *	Perennial Rye-grass*
<i>Plantago lanceolata</i>	Ribwort Plantain
<i>Potentilla reptans</i>	Creeping Cinquefoil
<i>Prunella vulgaris</i>	Selfheal
<i>Ranunculus repens</i>	Creeping Buttercup
<i>Taraxacum</i> spp.*	Dandelions*
<i>Trifolium repens</i>	White Clover

Condition assessment results



Land at Freemans Close – BIODIVERSITY IMPACT CALCULATION

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.	No	No	No	No	No	No	No	No
	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.	No	No	No	No	No	No	No	No
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).	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	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.	Yes	No	No	No	No	No	No	Yes
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	No	No	No	No	No	No	No
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes



Condition

(Good/Moderate/Poor):

Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Small trees
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Urban tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual tree
Limitations (if applicable)	N/A		

Habitat description

Four small urban trees in 'poor' condition.

Table 19. Tree species and associated diameter at breast height (DBH)

Species	DBH (cm)
Myrobalan plum <i>Prunus cerasifera</i>	14
Leyland cypress <i>Cupressus x leylandii</i>	23
Leyland cypress <i>Cupressus x leylandii</i>	27
Myrobalan plum <i>Prunus cerasifera</i>	13

Condition assessment results

Condition Assessment Criteria		SU 9567 1	SU 9567 7	SU 9569 0	SU 95695 06206
		Criterion passed (Yes or No)			
A	The tree is a native species (or at least 70% within the block are native species).	No	No	No	No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	Yes	Yes
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.	No	No	No	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	No	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	No	No



Condition
(Good/Moderate/Poor):

Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Small trees
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Urban tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual tree
Limitations (if applicable)	N/A		

Habitat description

17 small urban trees in 'moderate' condition.

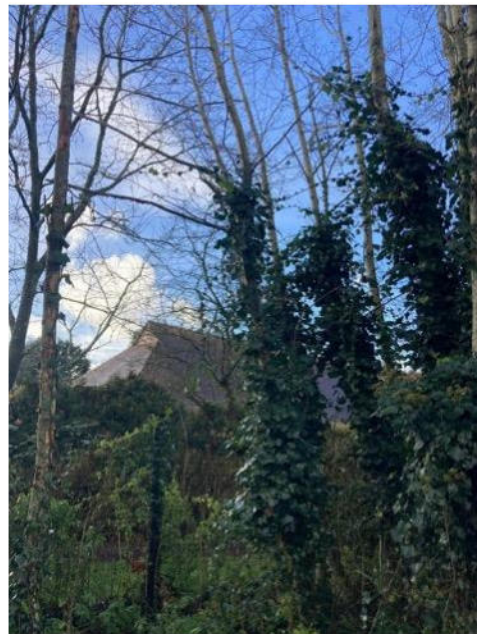
Table 20. Tree species and associated diameter at breast height (DBH)

Species	DBH (cm)
Common alder <i>Alnus glutinosa</i>	28
Common alder <i>Alnus glutinosa</i>	19.5
Pedunculate oak <i>Quercus robur</i>	10.5
Common alder <i>Alnus glutinosa</i>	11
Common alder <i>Alnus glutinosa</i>	11
Common alder <i>Alnus glutinosa</i>	16
Rowan <i>Sorbus aucuparia</i>	18
Norway maple <i>Acer platanoides</i>	22
Cherry <i>Prunus sp.</i>	29
Norway maple <i>Acer platanoides</i>	16
Silver birch <i>Betula pendula</i>	30
Purple plum <i>Prunus cerasifera</i>	14
Stag's-horn Sumach <i>Rhus typhina</i>	14
Elder <i>Sambucus nigra</i>	12
Crab apple <i>Malus sp.</i>	13
Crab apple <i>Malus sp.</i>	14
Pedunculate oak <i>Quercus robur</i>	27



Condition assessment results											
Condition Assessment Criteria		SU 95555	SU 95596	SU 95663	SU 9566006222	SU 95640	SU 95709	SU 95707	SU 9569606223	SU 95696	SU 9570706242
		Criterion passed (Yes or No)									
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes	No	Yes	Yes	No	Yes	No	Yes	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	No	No	No	No	Yes	No	No	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	No	No	No	No	No	No	No	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Number of criteria passed		4	4	3	3	4	3	4	3	4	4

Condition Assessment Criteria		SU 95706	SU 95697	SU 95702	SU 9559506264	SU 95641	SU 95640	SU 95640
		Criterion passed (Yes or No)						
A	The tree is a native species (or at least 70% within the block are native species).	Yes	No	Yes	Yes	Yes	Yes	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	Yes	No	No	No	No	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	No	No	No	No	No	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	No	Yes	Yes	Yes	Yes
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Number of criteria passed		4	3	3	4	4	4	4



Condition
(Good/Moderate/Poor):

Moderate



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Small trees
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Urban tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual tree
Limitations (if applicable)	N/A		

Habitat description

1 small goat willow *Salix caprea* tree in 'good' condition with a DBH of 24cm.

Condition assessment results & photo

A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	

Condition

(Good/Moderate/Poor):

Good



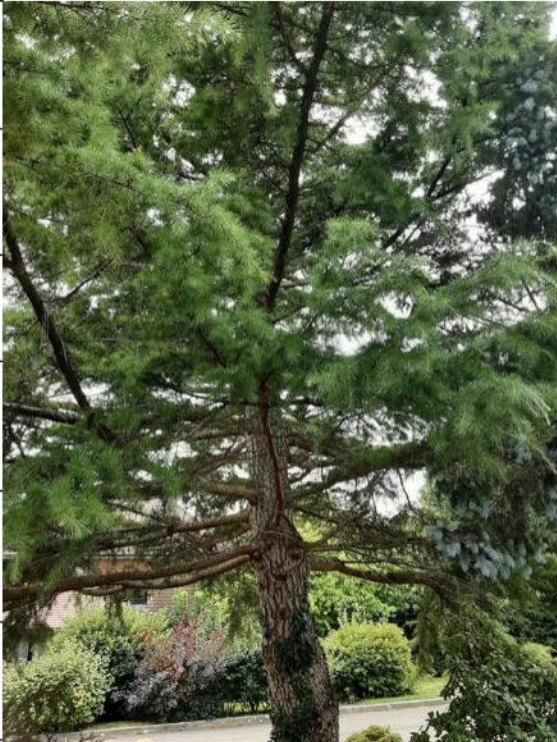
CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Medium trees
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Urban tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual tree
Limitations (if applicable)	N/A		

Habitat description

1 medium Sitka spruce *Picea sitchensis* tree in 'poor' condition with a DBH of 45cm.

Condition assessment results & photo

A	The tree is a native species (or at least 70% within the block are native species).	No	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	

Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Medium trees
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Urban tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual tree
Limitations (if applicable)	N/A		

Habitat description

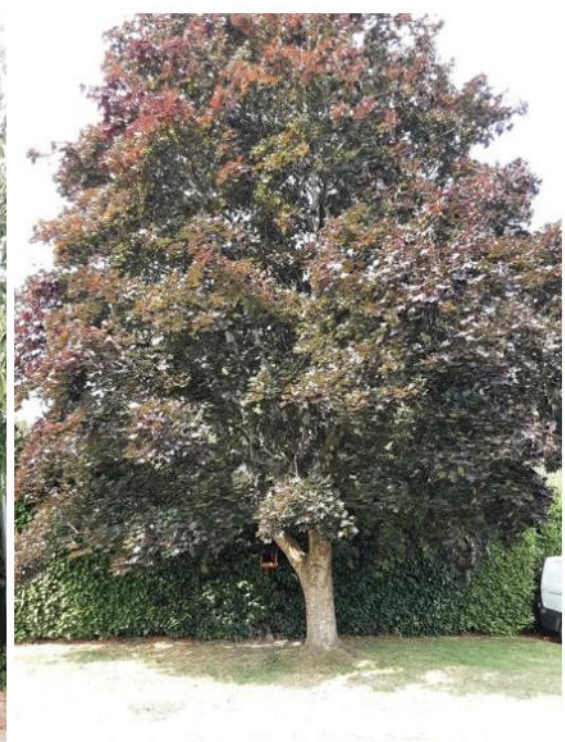
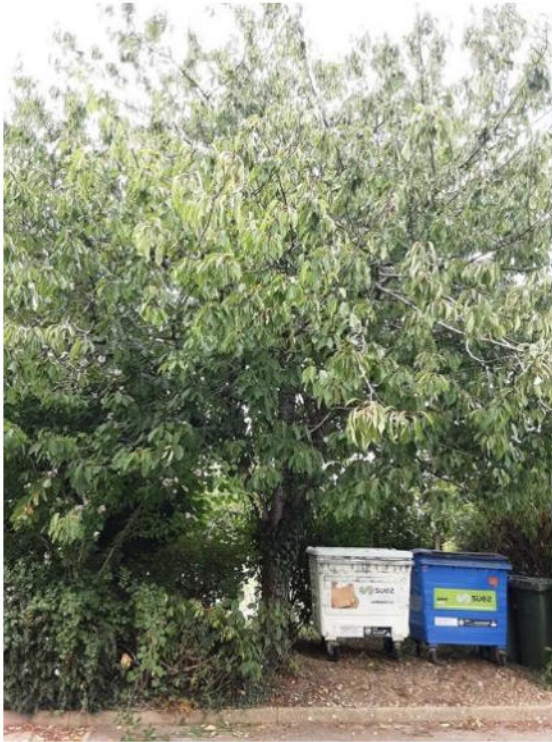
Eight medium urban trees in 'moderate' condition.

Table 21. Tree species and associated diameter at breast height (DBH)

Species	DBH (cm)
Wild cherry <i>Prunus avium</i>	38
Deodar cedar <i>Cedrus deodara</i>	41
Wild cherry <i>Prunus avium</i>	38
Purple plum <i>Prunus cerasifera</i>	33
Wild cherry <i>Prunus avium</i>	43
Norway maple <i>Acer platanoides</i>	38
Silver birch <i>Betula pendula</i>	37
Norway maple <i>Acer platanoides</i>	50

Condition assessment results

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



Condition
(Good/Moderate/Poor):

Moderate



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Medium trees
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Urban tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual tree
Limitations (if applicable)	N/A		

Habitat description

Two medium urban trees in 'good' condition.

Table 22. Tree species and associated diameter at breast height (DBH)

Species	DBH (cm)
Goat willow <i>Salix caprea</i>	33
Silver birch <i>Betula pendula</i>	37

Condition assessment results

A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	Yes	
F	More than 20% of the tree canopy area is overhanging vegetation beneath.	Yes	Yes	



	
Condition (Good/Moderate/Poor):	Good



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Large trees
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Urban tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual tree
Limitations (if applicable)	N/A		
Habitat description			
1 large Monterey pine <i>Pinus radiata</i> in 'poor' condition with a DBH of 85cm.			
Condition assessment results & photo			
A	The tree is a native species (or at least 70% within the block are native species).	No	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Condition (Good/Moderate/Poor):		Poor	



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	Large trees
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Urban tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual tree
Limitations (if applicable)	N/A		

Habitat description

1 large Monterey cypress *Cupressus macrocarpa* in 'moderate' condition with a DBH of 67cm.

Condition assessment results & photo

A	The tree is a native species (or at least 70% within the block are native species).	No	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	

Condition

(Good/Moderate/Poor):

Moderate



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	North-West
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Line of trees
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Line of trees
Limitations (if applicable)	N/A		
Habitat description			
Alder-dominant tree line with rare pedunculate oak trees delineating the majority of the site from the adjacent area with orchard trees. Highly managed shortly mown grassland located to the south.			
Condition assessment results & photo			
A	At least 70% of trees are native species.	Yes	
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.	No	
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.	Yes	
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 .	No	
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.	Yes	



Condition

(Good/Moderate/Poor):

Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	North-West
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Line of trees
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Line of trees
Limitations (if applicable)	N/A		
Habitat description			
Alder-dominant tree line with rare hawthorn <i>Crataegus monogyna</i> trees delineating the majority of the site from the adjacent area with orchard trees. Most of the alder trees are small and have been coppiced at some point in their lifespan. Some bramble <i>Rubus fruticosus</i> agg. and traveller's-joy <i>Clematis vitalba</i> also present. Track located on the southern side.			
Condition assessment results & photo			
A	At least 70% of trees are native species.	No	
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.	Yes	
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.	No	
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 .	No	
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.	Yes	



Condition

(Good/Moderate/Poor):

Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	19/08/25	Unique polygon reference	North Hedge
Surveyor name(s)	Rozel Hopkins	SBM habitat type	Hedgerow with trees
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Hedgerow
Limitations (if applicable)	N/A		

Habitat description

Box *Buxus sempervirens* dominant hedgerow with frequent spindle *Euonymus europaeus* as well as individual trees such as field maple *Acer campestre*, alder, beech *Fagus sylvatica* and red oak *Quercus rubra*. Bramble interspaced throughout hedge.

Condition assessment results & photo

A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Yes
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).	Yes	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.	No
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	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) 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' 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 ⁶ .	Yes
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No



E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ^a), 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.	Yes
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.	Yes




Condition (Good/Moderate/Poor):	Good
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