

DEFRA Biodiversity Impact Assessment

at

Land to the rear of 193 Shaw Lane, Markfield

on behalf of

Andrew Large
surveyors LTD

by

H e a t o n s
Planning Environment Design

November 2023

EXECUTIVE SUMMARY

Heatons have been commissioned to undertake a Biodiversity Impact Assessment (BIA) to determine the impact on biodiversity as a result of the proposed residential development at land to the rear of 193 Shaw Lane, hereafter referred to as the Site.

The Site is located on land to the rear of 193 Shaw Lane, found at Ordnance Survey grid reference SK46251 11718. The Site is approximately 0.32ha in size and comprises modified grassland, dense scrub, hedgerow with trees and disused buildings and associated hard standing.

Biodiversity Net Gain is a qualitative, stepwise process which is applied to development seeking to achieve an overall net gain of 10% (as per the Environment Act 2021).

In summary, the Biodiversity Metric 4.0 (March 2023) concluded that the proposed restoration plan will have an overall **26.90% net gain in habitat units and 207.93% net gain in hedgerow units.**

Additionally, to ensure the success of the proposed habitats, the Site will be subject to a Habitat Management Plan (HMP).

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Heatons Document Management

Revision	Author	Checked by	Date
V1	AT	GI	September 2023
V2	AT/AK		November 2023

1 INTRODUCTION

1.1 Scope of works

1.1.1 Heatons have been commissioned to undertake a Biodiversity Impact Assessment (BIA) to determine the impact on biodiversity as a result of the proposed residential development at land to the rear of 193 Shaw Lane, hereafter referred to as the Site.

1.2 Biodiversity Net Gain Objectives

1.2.1 Biodiversity Net Gain (BNG) is an approach that means changes brought about by development conclude with biodiversity faring better than it did before works took place and replaces the previous policy of 'no net loss'. BNG is strongly referenced in the NPPF 2023 and the current planning decision making process.

1.2.2 In 2021 the Environment Bill gained Royal Assent, where biodiversity net gain is detailed in Chapter 3, Part 6 ('Nature and Biodiversity') of the Act. This makes biodiversity gain a condition for any planning permissions requested or in relation to development consent for nationally significant infrastructure projects in England (Schedule 14 and Schedule 15).

1.2.3 The BNG Assessment aims to:

- Determine a habitat baseline value: classify the type, distinctiveness, condition, connectivity and strategic significance of habitats present prior to development;
- Ensure that baseline habitat conditions are classified in a robust and consistent manner, and that classification is based on the best data available at the time of assessment;
- Determine a post development habitat value: classify the type, distinctiveness, condition, connectivity and strategic significance of habitats present
- Clearly identify data collection methods and any limitations;
- Calculate baseline pre- and post-development habitat units, hedgerow units and river units for the site based on current development proposals;
- Propose a BNG design with the aim of maximising biodiversity net gain through habitat creation, enhancement and succession; and

- Aim to achieve BNG on-site wherever possible; with off-site measures being considered as an alternative option if required.

1.3 Site Location and Description

- 1.3.1 The Site is located on land to the rear of 193 Shaw Lane, found at Ordnance Survey grid reference SK46251 11718. The Site is approximately 0.32ha in size and comprises modified grassland, dense scrub, hedgerow with trees and disused buildings and associated hard standing.
- 1.3.2 The Site is situated within a predominantly urban landscape, with Bardon Hill industrial estate to the west, and a number of active quarries within close proximity of the Site.

1.4 Proposed Development

- 1.4.1 The proposed development includes the construction of four dwellings, with associated vegetated gardens. A hedgerow is proposed around the vegetated gardens.

2 NATIONAL LEGISLATION AND PLANNING POLICY

- 2.1.1 The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2023) sets out requirements for the delivery of biodiversity net gain, and this is supported within Planning Policy Guidance (PPG) (updated July 2019). The Natural Environment PPG addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. In particular the PPG promotes the delivery of measurable Biodiversity Net Gain through the creation and enhancement of habitats alongside development.
- 2.1.2 The government has confirmed that all planning permissions granted in England, with a few exceptions, will have to deliver a minimum of 10% Biodiversity Net Gain (BNG) under the Environment Act 2021. The Environment Act 2021 will make BNG mandatory from January 2024 (PAS, 2021).
- 2.1.3 The emerging Hinkley and Bosworth Pre-Submission Local Plan (Hinkley and Bosworth, 2022) policy NAT08 Enhancing Biodiversity and Habitat Connectivity states:

'All development should provide a measurable 10% net gain in biodiversity on site, in the first instance, through biodiversity enhancement on-site, or through off setting where appropriate. All proposals should be supported by evidence to demonstrate a biodiversity net gain using the recognised biodiversity accounting metric and provide details of the long-term maintenance and management of the net gain.'

3 BIODIVERSITY NET GAIN: GOOD PRACTICE PRINCIPLES

3.1 Biodiversity Net Gain

3.1.1 Biodiversity net gain has been defined as ‘development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation’ (Baker, 2016).

3.2 Good Practice Principles

3.2.1 Good practice principles for biodiversity net gain are set out within Table 1.1 of Biodiversity Net Gain: Good Practice Principles for Development (Baker et al., 2019). Key principles include:

- Apply the ‘Mitigation Hierarchy’ (in line with CIEEM Guidelines for Ecological Impact Assessment (EcIA) (CIEEM, 2018) and be ‘additional’ by achieving outcomes that exceed existing obligations;
- Avoid losing biodiversity which cannot be off-set elsewhere (e.g. irreplaceable habitats);
- Address risk (e.g. difficulty of achieving habitat creation / enhancement for net gain);
- Make a ‘measurable’ net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations are consistent and transparent (i.e. limitations and assumptions are clearly identified); and
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits.

4 ASSESSMENT METHODOLOGY

4.1 Phase 1 Habitat Survey

- 4.1.1 The Phase 1 Habitat Survey information was initially collected on the 22nd August, by Senior Ecologist, Amy Tose BSc (Hons) Qualifying CIEEM.
- 4.1.2 During the Phase 1 Habitat Survey habitat descriptions were defined by broad habitat types (JNCC, 2010), these were then converted into habitat types suitable for the metric. For clarity, appropriate codes were attached to certain habitats, for instance BL1, BL2, etc. See drawing 1 for baseline map.
- 4.1.3 The Biodiversity Metric 4.0 works best where habitat types are classified using UK Habitats Classification methodology (UK Hab Ltd, 2023). As such tab G9 'Translation Phase 1' of the Metric was used to translate Phase 1 Habitats into UKHAB codes provided within the Metric. This informed the calculation of baseline biodiversity units.

4.2 Condition Assessment

- 4.2.1 Habitat condition was assigned following guidance from the 'User Guide' document (Natural England, 2023a) and 'User Guide – Technical Information' (Natural England, 2023b) which accompanies the Biodiversity Metric 4.0. Assessment criteria were followed for each broad habitat type, to determine the condition of each habitat for both on-site and off-site land.
- 4.2.2 Appendix A details the condition assessment methodologies for the relevant habitats on site.

4.3 Strategic Significance

- 4.3.1 The criteria within the Biodiversity Metric 4.0 (March 2023) were assessed by determining if habitat areas within the Site occur within any strategic locations for biodiversity, form part of a designated site for nature conservation or are identified within local plans such as Ecological Networks or steppingstone features.

4.4 Measurement of Habitat Areas

- 4.4.1 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels as well as post-development restoration plans for on-site land were measured using habitat mapping in QGIS Desktop (version 3.22.13).

4.5 Calculation of Biodiversity Units

- 4.5.1 The Biodiversity Net Gain calculations for the proposed scheme have been assessed using the DEFRA Biodiversity Metric 4.0 produced by Natural England and the Phase 1 Habitat Map. The Biodiversity Metric 4.0 provides an updated way to measure and account for the losses, changes, and gains in biodiversity as a result of development, or changes in land management, and includes a calculation tool to demonstrate these figures.
- 4.5.2 The Biodiversity Metric 4.0 (March 2023) was used to calculate the change in biodiversity units (including habitat units, hedgerow units and river units) and the overall percentage of gain/loss achieved of the proposed site for development (red line boundary). Metric calculations have been undertaken by Senior Ecologist Amy Tose BSc (Hons).

4.6 Limitations

- 4.6.1 It should be noted that the accuracy of habitat area measurement is limited by the form of baseline data collection.

5 RESULTS

5.1 Baseline Condition Assessment

Modified Grassland – 0.19ha

Table 5-1: Condition assessment for modified grassland habitat.

Criterion	Pass / Fail	Notes
A	Fail	2-3 species per m ² noted
B	Pass	Varied sward height
C	Fail	Scattered scrub present throughout grassland which is considered to be greater than 20%
D	Fail	Physical damage present due to cars driving across the grassland
E	Fail	Extensive bare ground across the grassland
F	Pass	No bracken present on site
G	Pass	No non-native invasive species present within the grassland
Result: Poor Condition		

Mixed Scrub – 0.02ha

Table 5-2: Condition assessment for mixed scrub.

Criterion	Pass / Fail	Notes
A	N	Bindweed dominated the species present – not considered to closely match the appearance and composition of mixed scrub
B	N	Samplings or mature shrubs present
C	Y	No non-native invasive species present
D	N	No well-developed edge present
E	N	No clearings, glades or rides present within the scrub
Result: Poor Condition		

Developed Land – 0.11ha

- 5.1.1 Developed land; sealed surface was also present within the baseline habitats, however this habitat type does not require a condition assessment.

Native Hedgerow with Trees – 0.039km

Table 5-3: Condition assessment for hedgerow

Criterion	Pass / Fail	Notes
A1	Pass	-
A2	Pass	-
B1	Pass	-
B2	Pass	-

C1	Fail	Largely disturbed from human activity (vehicle movement) due to previous land use
C2	Fail	Dominated by nettle and bramble – indicative of nutrient enrichment
D1	Pass	No non-native invasive species noted
D2	Pass	Outgrown hedgerow, with no signs of damage
E1	Fail	Only one age class present
E2	Pass	Trees were considered to be in good health condition
Result: Poor Condition – fails both attribute in one functional group		

5.1.2 Photographs of each habitat type can be found in Appendix B.

5.2 Strategic Significance

- 5.2.1 The habitats onsite have been assigned to 'Area / Compensation not in local strategy / no local strategy'. This is due to the habitat types on site not being included in local plans, strategy or policy. There is also no evidence to suggest that any of the habitats are of medium strategic significance.

5.3 Proposed Design

- 5.3.1 The habitat creation which will be delivered alongside the development is detailed in table 5-4. The proposed site plans are presented in Drawing 2.

Table 5-4: Outlined of habitat creation.

Habitat Creation		
Main Habitats		
Mixed scrub	0.05ha	Mixed scrub will be planted along the northern periphery of the Site. The target condition for this habitat type is moderate.
Vegetated garden	0.14ha	Vegetated gardens are proposed associated with the residential buildings.
Developed land; sealed surface	0.13ha	Four residential units and associated access / parking.
Hedgerow Habitats		
Native hedgerow with trees	0.06km	Hedgerow planting along the western boundary of the Site. The target condition for this habitat type is moderate.

5.4 Biodiversity Unit Calculations

- 5.4.1 Based on the Biodiversity Metric 4.0 calculations, the results in overall gain can be seen in figure 5-1 below. The full details can be found within the metric. The proposed scheme was designed in liaison with the design team to retain, protect and enhance key corridors where possible.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.12
	Hedgerow units	0.36
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	26.90%
	Hedgerow units	207.93%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 5-1: Biodiversity metric results.

-
- 5.4.2 A qualitative assessment of Biodiversity Net Gain should also be assessed to ensure that scheme design delivers the best and most appropriate habitat measures which maintain and enhance ecological functionality of a site and delivers benefits for local biodiversity. A qualitative assessment of the biodiversity impact of the scheme is provided in Table 5-5.

Table 5-5: Qualitative assessment of biodiversity impact.

Habitat Type	Ecological Function	Impact	Post-development
Main Habitats			
Modified Grassland	Provides habitat for a range of local wildlife including invertebrates, birds, GCN, badgers and bats.	Set to be removed as part of the proposed works.	Replaced by vegetated garden, mixed scrub and developed land.
Mixed Scrub	Provide shelter, foraging and nesting resource.	Set to be removed as part of the proposed works.	Created mixed scrub as part of the proposed restoration.
Developed land; sealed surface – buildings and hard standing	Building may provide some roosting and nesting habitat. Hard standing provides negligible ecological habitat.	Buildings set to be demolished and hard standing to be retained.	Replaced by calcareous as part of the proposed restoration.
Hedgerow Habitats			
Species-poor hedgerow with trees	Provides sheltering, foraging and nesting resource and connectivity for range of local wildlife (such as bats, birds, badgers, reptiles, GCN).	All hedgerow habitats will be retained.	Additional hedgerow habitat will be created on site.

6 DISCUSSION

- 6.1.1 Biodiversity Net Gain calculations, using the Biodiversity Metric 4.0 (March 2023), have been undertaken for the proposed development at the land to the rear of 193 Shaw Lane. Baseline habitat calculations have been informed by Phase 1 habitat survey work and subsequent condition assessments. Post-development calculations have been made based on the proposed development design. Assumptions and limitations to the assessment have been highlighted where relevant and identified in the Metric calculator which should be reviewed in conjunction with this report.
- 6.1.2 A unit gain of 0.12 habitat units was identified following the completion of baseline and post-development calculations, this accounts for **26.90% net gain in habitat units** present at the Site.
- 6.1.3 A unit gain of 0.36 hedgerow units, this accounts for a **207.93% net gain in hedgerow units** post development.
- 6.1.4 The net gains in biodiversity units shown to be possible as part of this development exceed the current requirements of both national (NPPF) and local emerging policy (Hinkley and Bosworth Local Plan) as well as the Environment Act 2021's future mandate of Biodiversity Net Gain at a minimum of 10%.

7 RECOMMENDATIONS

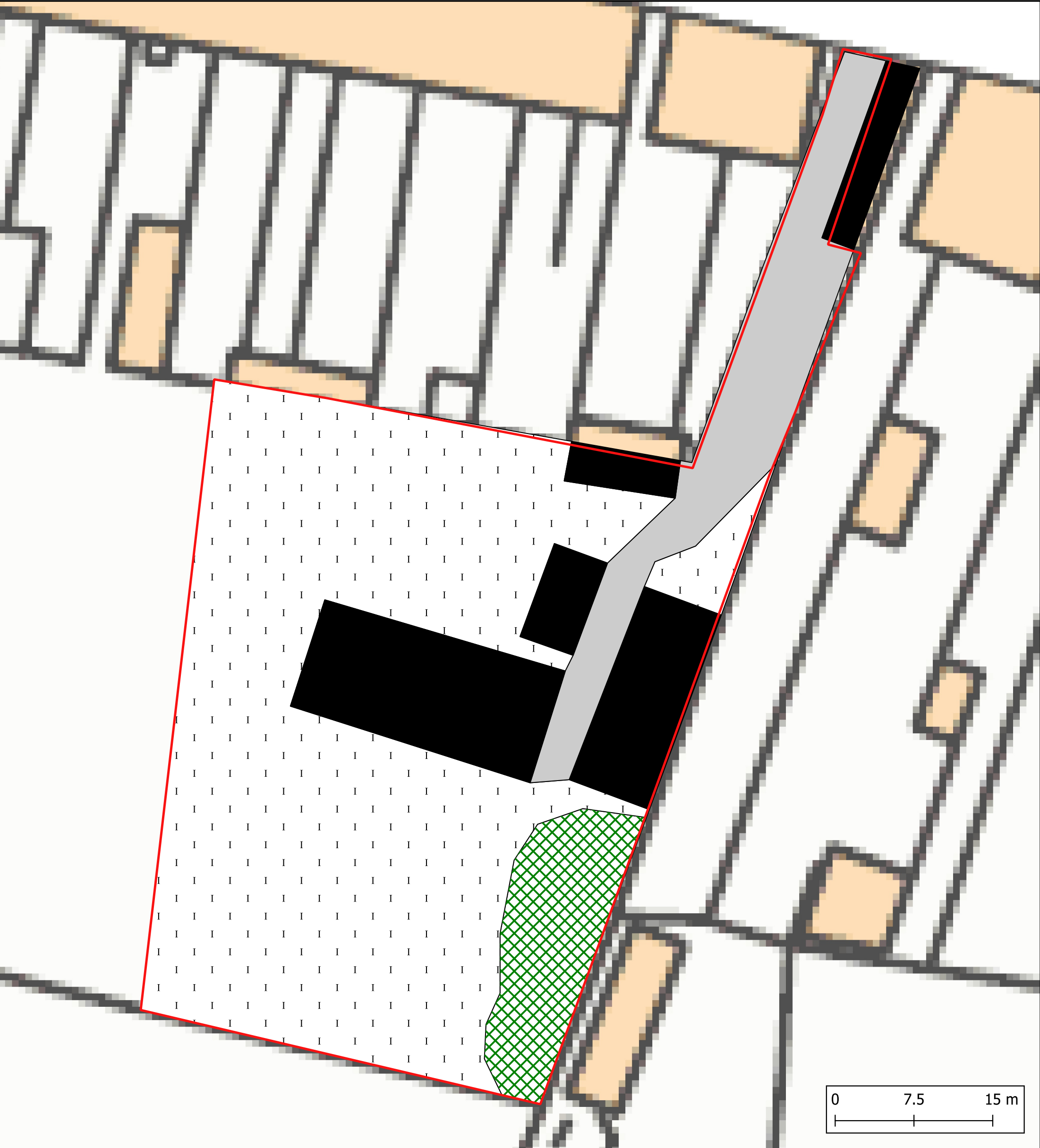
- 7.1.1 The Site will be subject to a Habitat Management Plan (HMP). Therefore, the mechanism for the implementation and ongoing maintenance of the habitats created as well as wider biodiversity enhancements of the Site above and beyond those included in the net gain calculator, is already set out and can be worked up in more detail, and consulted on, post-consent.

8 REFERENCES

1. Baker, J., Hoskin, R. and Butterworth, T. (2019) *Biodiversity Net Gain. Good Practice principles for Development – A Practical Guide*. [Online]. Available at: <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>
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3. JNCC (2010). *Handbook for Phase 1 Habitat Survey – a technique for environmental audit*. Peterborough: Nature Conservancy Council.
4. Natural England (2023a). *User Guide*. [Online]. Available at : <https://publications.naturalengland.org.uk/file/6188841413902336>
5. Natural England (2023b). *User Guide – Technical Annex 2: Technical Information*. [Online]. Available at: <https://publications.naturalengland.org.uk/file/6653727197626368>
6. Department for Levelling Up, Housing & Communities (2023). *National Planning Policy Framework*. [Online]. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf
7. UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. [Online]. Available at: <https://ukhab.org/>
8. Hinkley and Bosworth Borough Council (2022) *Hinkley and Bosworth Local Plan 2020 – 2039*.

9 DRAWINGS

Drawing 1 – Baseline Habitats



 Red Line Boundary

Phase 1 Habitat - Area

 Dense/Continuous Scrub

 Improved Grassland

 Buildings

 Hardstanding

Heatons
Planning Environment Design

PROJECT

LAND TO THE REAR OF 193 SHAW LANE, MARKFIELD
DRAWING TITLE

BASELINE HABITATS

DATE	REFERENCE
OCT 23	BIA.001
	SCALE

	1: 340 @A3
	STATUS

Heatons The Arc, 6 Mallard Way, Pride
Park, Derby. DE24 8GX
www.heatonplanning.co.uk

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FINAL

Drawing 2 – Proposed Site Plans



ALL DRAWINGS PREPARED BY ANDREW
LARGE SURVEYORS LTD ARE TO BE
UTILISED FOR PLANNING PURPOSES
ONLY

PROPOSED SITE:

OUTLINE OF EXISTING BUILDINGS
SHOWN OVER THE TOP OF THE
PROPOSED LAYOUT IN A DASHED LINE.

NO OVERLOOKING ISSUES WITH ANY
EXISTING NEIGHBOURS OF THE SITE.

EXISTING AND PROPOSED PLANTING TO
SCREEN THE DEVELOPMENT FROM
NEIGHBOURS WITH SCOPE TO INCLUDE
MORE THAN SUFFICIENT BIODIVERSITY
ENHANCEMENT.

4 PROPOSED DWELLINGS SHOWN:

GROSS EXTERNAL AREAS -

1. 197.62m2
2. 54.12m2
3. 54.12m2
4. 147.12m2

TOTAL - 452.98m2

DEVELOPMENT TO UTILISE THE SAME
ACCESS ONTO SHAW LANE AS THE
HAULAGE YARD.

5. PROPOSED SPECIES RICH NATIVE
HEDGEROW

6. PROPOSED BUFFER PLANTING

AndrewLarge
surveyors LTD

LAND TO THE REAR OF
193 SHAW LANE
MARKFIELD
LE67 9PW

PROPOSED SITE
SCALE: 1:200@A1

10 APPENDICIES

Appendix A – Relevant Habitat Condition Assessment Methodologies

Appendix A.1 – Habitat Condition Assessment Method: Grassland - Low Distinctiveness (Natural England, 2023a)

Criteria Number	Description
A	There must be 6 – 8 species per m². If a grassland has 9 or more species per m² it should be classified as a medium distinctiveness grassland habitat type¹. NB – this criterion is essential for achieving moderate of 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.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note – patches of shrubs 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.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.
G	There is an absence of invasive non-native species ³ (as listed on Schedule 9 of WCA, 1981 ⁴ (as amended)).
Footnotes: Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	

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

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Appendix A.2 – Habitat Condition Assessment and Weighting (Natural England, 2023a)

Condition Categories for Grassland – Low Distinctiveness	
Condition Assessment Result	Weighting (score)
Passes 6 or 7 of 7 criteria including passing essential criterion 1	Good (3)
Passes 4 or 5 of 7 criteria including passing essential criterion 1	Moderate (2)
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria (but failing criterion 1)	Poor (1)

Appendix A.3 – Habitat Condition Assessment Method: Hedgerows (Natural England, 2023a)

Hedgerow Favourable Condition Attributes		
Attributes and functional groupings	Criteria (minimum requirements for 'favourable condition')	Description
A1. Height	>1.5m average along length	Average height of woody growth estimated from base of stem to top of shoots.
A2. Width	>1.5m average along length	Average width of woody growth estimated at widest point of the canopy.
B1. Gap – hedge base	Gap between ground and base of canopy <0.5m for <90% of length (unless line of trees)	Vertical gappiness of woody component, and its stance from the ground to the lowest leafy growth.
B2. Gap – hedge canopy continuity	Gaps make up <10% of total length, and No canopy gaps >5m	Horizontal gappiness of woody component. Gaps are complete breaks in the canopy (no matter how small). Access points and gates contribute to overall gappiness but not subject to 5m criterion.
C1. Undisturbed ground	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length is present on at least one site of hedge	
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate	Indicator species used are nettles (<i>Urtica spp.</i>), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex spp.</i>). Their presence should not exceed the 20% cover threshold.
D1. Invasive and neophyte species	>90% of hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500.
D2. Current damage	>90% of hedgerow or undisturbed ground is free of damage caused by human activities	Criterion addresses damaging activities that may have led to or lead to deterioration in other attributes, and could include evidence of pollution, piles of manure or rubble, or inappropriate management practices.
ADDITIONAL GROUP – applicable to hedgerows with trees only		
E1. Tree Class	>1 age class (or morphology) of tree present and there is on average >1 mature, ancient or	This criterion addresses if there are a range of age-classes or morphologies which all for replacement of trees and provide opportunities for different species.

	veteran tree present per 20-50m of hedgerow	
E2. Tree health	>95% of hedgerow trees are in a healthy condition (exc. veteran trees). There is little or no evidence of 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 comprises the survival and health of the individual specimens.

Appendix A.4 – Habitat Condition Assessment and Weighting (Natural England, 2023a)

Condition Categories for Hedgerows		
Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria	Weighting (score)
HEDGEROWS WITHOUT TREES		
Good	No more than 2 failures in total and no more than 1 in any functional group.	3
Moderate	No more than 4 failures in total and does not fail both attributes in more than one functional group.	2
Poor	Fails a total of more than 4 attributes or fails both attributes in more than one functional group.	1
HEDEGROW WITH TREES		
Good	No more than 2 failures in total and no more than 1 in any functional group.	3
Moderate	No more than 5 failures in total and does not fail both attributes in more than one functional group.	2
Poor	Fails a total of more than 5 attributes or fails both attributes in more than one functional group.	1

Appendix A.5 – Habitat Condition Assessment Method: Scrub (Natural England, 2023a)

Criteria Number	Description
A	Scrub is a good representation of the habitat type it has been identified as, based on its UKHab description. The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least 3 native woody species¹, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.
C	There is an absence of invasive species non-native plant species ³ (as listed on Schedule 9 of WCA, 1981 ⁴) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and / or herbs present between the scrub and adjacent habitat(s).
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.
Footnotes: <i>Footnote 1</i> – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i>. 2nd ed. [Online]. Defra London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). <i>Footnote 2</i> – See go.uk standing advice on ancient and veteran species. Available from Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk). <i>Footnote 3</i> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcel accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. <i>Footnote 4</i> – Wildlife and Countryside Act 1981 (as amended). <i>Footnote 5</i> - Species indicative of sub-optimal condition for this habitat type include: tree-of-heaven <i>Ailanthus altissima</i>, holm oak <i>Quercus ilex</i>, turkey oak <i>Quercus cerris</i>, creeping thistle <i>Cirsium arvense</i>, common nettle <i>Urtica dioica</i>, cherry laurel <i>Prunus laurocerasus</i>, snowberry <i>Symphoricarpos spp.</i>, buddleia <i>Buddleja spp.</i>, cotoneaster <i>Cotoneaster spp.</i>, Spanish bluebell <i>Hyacinthoides hispanica</i> (or hybrids).	

Appendix A.6 – Habitat Condition Assessment and Weighting (Natural England, 2023a)

Condition Categories for Scrub	
Condition Assessment Result	Weighting (score)
Passes 5 criteria	Good (3)
Passes 3 or 4 criteria	Moderate (2)
Passes 2 or fewer criteria	Poor (1)

APPENDIX B – PHOTOGRAPHS



Modified Grassland



Mixed Scrub



Bramble Scrub



Species poor hedgerow with trees



Building with associated hard standing



Hard standing access road

