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Biodiversity Impact Calculation

Reading Golf Club, 17 Kidmore End Road, Reading, RG4 8SQ

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Report Summary

1. The Ecology Co-operation was commissioned by Vistry Group to undertake a Biodiversity Impact Calculation of a proposed residential development (comprising 223 units) at Reading Golf Club, using the Biodiversity Metric 3.0, to quantify net change in biodiversity.

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

On-site

- **9.58ha of modified grassland**
- **0.1ha of other neutral grassland**
- **0.48ha of developed land; sealed surface**
- **0.28ha of artificial unvegetated, unsealed surface**
- **0.08ha of bramble scrub**
- **117 individual trees (urban trees)**

3. The proposed development scheme at this site will be retained:

On-site

- **1.08ha of modified grassland**
- **0.15ha of lowland mixed deciduous woodland**
- **89 individual trees**
- **0.33km of native species-rich hedgerow with trees**
- **0.03km of native hedgerow**
- **0.03km of native hedgerow with trees**
- **0.33km of hedge – ornamental non-native**
- **0.29km of line of trees**

4. The development will seek to enhance:

On-site

- **0.34ha of modified grassland**

5. Post intervention the following habitats will be created:

On-site

- **4.73ha of developed land; sealed surface**
- **3.34ha of vegetated garden**
- **0.05ha of artificial unvegetated, unsealed surface**
- **0.25ha of sustainable urban drainage feature (SUDS)**
- **1.9ha of other neutral grassland**

- **0.1ha of mixed scrub**
- **0.15ha of modified grassland**
- **138 individual trees (urban trees)**
- **0.21km of native species-rich hedgerow**
- **0.2km of ditch**

6. The Biodiversity Impact Calculation has demonstrated that the proposed scheme will result in a likely net gain of 0.04 habitat units (+ 0.11%). The linear feature calculation for the proposed scheme indicates a likely net gain of 1.89 hedgerow units (+ 21.26%).

7. The current scheme satisfies the trading rules of the Biodiversity Metric 3.0.

8. In order to exceed the +10% net gain threshold for habitat units, a further 3.589 habitat units will be required.

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1 INTRODUCTION

1.1 Purpose of the Report

There is a movement in planning policy and legislation towards a requirement for all new developments to demonstrate 'net gains' in biodiversity following the release of an updated National Planning Policy Framework[1] (NPPF) by the Department of Housing, Communities and Local Government. A mandatory value of 10% net gain for all developments has now also been outlined within the new Environment Act 2021[2].

This document includes a baseline 'Biodiversity Impact Calculation' for the proposed development. The calculation utilises the Biodiversity Metric 3.0 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 Biodiversity Impact Calculation based on the most up-to date existing habitat survey information and the most current outline plans for the proposed residential development of the site. Biodiversity Impact Calculations 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 should be read in conjunction with the accompanying Biodiversity Metric 3.0 Calculation Tool[3]

The results of the BIC are deemed accurate for the most recent layout plan.

1.2 Background

The application site covers approximately 12ha (the entire course covers approximately 43.5ha) and operated as an active golf course up until 2020, containing: fairways, greens, tree belts. The clubhouse building and an adjacent dwelling, located at the south-eastern corner of the site, are included within the current assessment.

The site was subject to an extensive detailed ecological study in 2019, which included a Phase 1 habitat survey and protected species surveys including those for: bats, breeding birds, dormice and reptiles. The results of the surveys, and predicted impacts of the proposed development on designated sites, priority habitats and protected/notable species have been set out in an Ecological Impact Assessment (EcIA) report[4].

[1] HM Government (2021). National Planning Policy Framework. Department for Communities and Local Government. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

[2] HM Government (2021). Envrionment Act 2021 . Available online at: https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

[3] Ecology Co-op (2022) *Biodiversity Metric 3.0 Auditing and accounting for biodiversity Calculation tool-2777 Discharge of Conditions*

[4] Ecology Co-op (2022) Reading Golf Club – Ecological Impact Assessment (Revised Submission 1.2).

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

- modified grassland
- other neutral grassland
- developed land; sealed surface
- artificial unvegetated, unsealed surface
- lowland mixed deciduous woodland
- bramble scrub
- urban trees
- native species-rich hedgerow with trees
- native hedgerow
- native hedgerow with trees
- hedge – ornamental non-native
- line of trees

Figure 1. UKHAB map showing existing habitats within the site. Habitat parcel IDs are shown. Produced using QGIS software, version 3.16.3 – Hannover.

Figure 2. Proposed scheme layout for the development at Reading Golf Club showing proposed habitats and habitat parcel IDs. Produced using QGIS software, version 3.16.3 – Hannover.

A previous version of this calculation[5] was submitted to the local authority at the application consultation stage, this study (including its methods, results and interpretation) was subjected to an independent review by a party of experienced ecologists[6]. The review stated:

"Upon review of the information provided, alongside available online resources, it is our professional opinion that the Applicant's Ecologist has made appropriate decisions and we concur with the habitat classifications…

… Overall, it is our professional opinion that the Applicant's Ecologist has carried out a thorough and appropriate BIC that does represent the baseline biodiversity units of the proposed development site and there is no demonstrable difference in area."

Following the independent review, outline planning consent for the scheme was subsequently granted in March 2022.

This report, in conjunction with the accompanying Habitat Enhancement Plan[7] serves to discharge condition 22 of planning consent reference: 211843 which states:

[5] The Ecology Co-op (2021) *Reading Golf Club – Landscape and Ecological Management Plan & Biodiversity Impact Calculation*
[6] Temple Group (2022). *Third Party Ecology Opinion Letter.*
[7] The Ecology Co-op (2020). *Reading Golf Club – Habitat Enhancement Plan.*

"No development shall take place (including demolition, ground works, vegetation clearance) until a scheme ("the scheme") to ensure that there is a net gain of 10% in Habitat Biodiversity Units and Hedgerow Biodiversity Units as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be based on an accurate DEFRA Biodiversity Impact Assessment Calculator and associated accurate maps and shall include:

1. Proposals for on-site mitigation and/or for off-site offsetting;

2. A methodology for the identification of any receptor site(s) for offsetting measures;

3. The identification of any such receptor site(s);

4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery) in perpetuity; and

5. A management and monitoring plan (to include for the provision and maintenance of any on-site and offsite offsetting measures in perpetuity).

The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures in perpetuity have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

REASON: To deliver a measurable net gain in Hedgerow Biodiversity Units and Habitat Biodiversity Units in accordance Policy EN12 of the Reading Borough Local Plan 2019"

1.3 Policy & Legislation

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 174b, states that council policies 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 175d, states that when determining planning applications, authorities should:

- Refuse permission "*if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for"*
- Encourage *"opportunities to incorporate biodiversity improvements in and around developments, especially where this can secure measurable net gains for biodiversity."*

Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system[8].

[8] HM Government (2005) ODPM Circular 06/05 Government Circular: *Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf.

In accordance with the NPPF, it is important that developments should contribute to local policies that enhance the natural environment by:

- minimising impacts on existing biodiversity and habitats and designated features,
- establishing coherent ecological networks that are more resilient to current and future pressures
- providing net gains in biodiversity and habitats, wherever possible.

Policy EN12 (Biodiveristy and the Green Network) of the current Readin Bourough Local Plan[9] states:

"On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:

- *Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*
- *Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or; 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is "no net loss" of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats, and should be provided prior to development.".

2 METHODOLOGY

This Biodiversity Impact Calculation uses the Biodiversity Metric 3.0 Calculation Tool published by Natural England[10]. This uses the Government Biodiversity Metric developed by DEFRA ('the DEFRA Biodiversity Metric') 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.

[9] Reading Borough Council (2019) Local Plan. Available online at: https://images.reading.gov.uk/2021/07/EN12.pdf

[10] Natural England (2021) The Biodiversity Metric 3.0 – Calculation Tool. Available online at: http://publications.naturalengland.org.uk/publication/6049804846366720

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 Biodiversity 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 Biodiversity Metric 3.0 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 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 a site visit in April 2020 and specific condition assessments which were undertaken in September 2021. The areas of each habitat category were measured using GIS mapping tools (QGIS). Condition assessments were made in accordance with the Condition Tables within The Biodiversity Metric 3.0 Technical Supplement[11] and condition assessment sheets[12]. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

The Biodiversity Metric 3.0 incorporates an 'Urban tree helper' function which addresses the difficulties associated with assigning area measurement to individual trees. This aid was used to calculate the habitat area of the scatted trees present across the site. Trees were counted and mapped (Figure 3) through a site visit and cross-referencing satellite imagery with a topographical survey plan which shows each specimen.

[11] Natural England (2021) *Biodiversity Metric 3.0 – Technical Supplement* Available online at: http://publications.naturalengland.org.uk/publication/6049804846366720

[12] Natural England (2021). *Biodiversity Metric 3.0 – habitat condition assessment sheets with instructions.* Available online at: http://publications.naturalengland.org.uk/publication/6049804846366720

Figure 3. An aerial image with each urban tree within the site mapped. For input into the Biodiversity Metric 3.0 each specimen was categorised as small (green pin), medium (yellow pin) or large (red pin). The tree lines, as referenced in the Biodiversity Metric 3.0 are shown.

To predict biodiversity units supported after the development is constructed, the aerial imagery was overlaid by the current proposed scheme layout (see **Error! Reference source not found.**). 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.

The Biodiversity Metric 3.0 uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with the 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 biodiversity units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

3 RESULTS

3.1.1 Existing Habitats Assessment

The following UKHAB habitat types were identified across the site (Figure 1):

- modified grassland
- other neutral grassland
- developed land; sealed surface
- artificial unvegetated, unsealed surface
- lowland mixed deciduous woodland
- bramble scrub
- urban trees
- native species-rich hedgerow with trees
- native hedgerow
- native hedgerow with trees

- hedge – ornamental non-native
- line of trees

A summary of habitats and condition assessments is provided in Table 1. Full results of condition assessments for habitats which require it (using the Biodiversity Metric 3.0 condition assessment pro-forma) are provided in Appendix 1.

Overall, the on-site calculated baseline is 36.78 habitat units and 8.89 hedgerow units.

Table 1. Existing habitat conditions at Reading Golf Club.

UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
Modified grassland	N/A	Poor
Other neutral grassland	Northern site boundary / ONG 1	Poor
Other neutral grassland	Southern site boundary / ONG 2	Moderate
Developed land; sealed surface	N/A	N/A
Artificial unvegetated, unsealed surface	N/A	N/A
Lowland mixed deciduous woodland	N/A	Moderate
Bramble scrub	N/A	Poor
Urban tree	Within site – TL 1	Moderate
Urban tree	Within site – TL 2	Moderate
Urban tree	Within site – TL 3	Poor
Urban tree	Within site – TL 4	Poor
Urban tree	Within site – TL 5	Moderate
Urban tree	Within site – TL 6	Moderate
Urban tree	Within site – TL 7	Moderate
Urban tree	Within site – TL 8	Moderate
Line of Trees	South-western boundary – LoT 1	Moderate
Line of Trees	Southern boundary – LoT 2	Moderate
Native species-rich hedgerow with trees	Southern boundary – H1	Good
Native hedgerow	Eastern boundary –H2	Good
Native hedgerow with trees	Eastern boundary – H3	Poor
Hedge ornamental non-native	Northern boundary – H4	Poor

3.1.2 Habitat Losses and Gains

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

On-site

- 9.58ha of modified grassland
- 0.1ha of other neutral grassland
- 0.48ha of developed land; sealed surface
- 0.28ha of artificial unvegetated, unsealed surface
- 0.08ha of bramble scrub
- 117 individual trees (urban trees)

The proposed development scheme at this site will retain:

On-site

- 1.08ha of modified grassland
- 0.15ha of lowland mixed deciduous woodland

- 89 individual trees
- 0.33km of native species-rich hedgerow with trees
- 0.03km of native hedgerow
- 0.03km of native hedgerow with trees
- 0.33km of hedge – ornamental non-native
- 0.29km of line of trees

The development will seek to enhance:

On-site

- 0.34ha of modified grassland

Post intervention the following habitats will be created:

On-site

- 4.73ha of developed land; sealed surface
- 3.34ha of vegetated garden
- 0.05ha of artificial unvegetated, unsealed surface
- 0.25ha of sustainable urban drainage feature (SUDS)
- 1.9ha of other neutral grassland
- 0.1ha of mixed scrub
- 0.15ha of modified grassland
- 138 individual trees (urban trees)
- 0.21km of native species-rich hedgerow
- 0.2km of ditch

The overall results of the calculations are presented in Please refer to the Biodiversity Metric 3.0 – Calculation Tool supplied with this document (submitted separately)[3] for full details of the calculation.

Table 2. Headline results of the Biodiversity Impact Calculation for the proposed development at Reading Golf Club.

On-site baseline	*Habitat units*	36.29
	Hedgerow units	8.89
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	36.34
	Hedgerow units	10.78
	River units	1.34
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	0.11%
	Hedgerow units	21.26%
	River units	100.00%
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.04
	Hedgerow units	1.89
	River units	1.34
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.11%
	Hedgerow units	21.26%
	River units	100.00%
Trading rules Satisfied?	Yes	

4 CONCLUSIONS

The Biodiversity Impact Calculation has demonstrated that the proposed scheme will result in a likely net gain of **0.04** habitat units (**+ 0.11%**).

The linear feature calculation for the proposed scheme indicates a likely net gain of **1.89** hedgerow units (**+ 21.26%**).

The current scheme satisfies the trading rules of the Biodiversity Metric 3.0.

In order to exceed the +10% net gain threshold for habitat units, a further 3.589 habitat units will be required.

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 Pro-formas

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Modified grassland
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Grassland (low distinctiveness)
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	F	F	F	P	P							2/7
Photo ref														
Target note ref														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y						Condition (Good/Moderate/Poor):			Poor				
Suggested enhancement interventions to improve condition score														

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	ONG 1
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Other neutral grassland
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Grassland (medium, high & very high distinctiveness)
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	F	P	P									2/4
Photo ref														
Target note ref														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N						Condition (Good/Moderate/Poor):			Poor				
Suggested enhancement interventions to improve condition score														

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	ONG 2
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Other neutral grassland
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Grassland (medium, high & very high distinctiveness)
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	P									5/5
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Good
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Lowland mixed deciduous woodland
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Woodland
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	2	3	3	3	3	2	2	3	2	1	1	1	2	28/39
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	TL 1
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Urban tree
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Urban trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	F	F	P	F	P								3/6
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	TL 2
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Urban tree
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Urban trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	F	P	F	F	P								3/6
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	TL 3
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Urban tree
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Urban trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	F	F	P									1/6
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Poor
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	TL 4
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Urban tree
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Urban trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	P	F	F	P								2/6
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Poor
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	TL 5
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Urban tree
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Urban trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	F	P	F	P	P								4/6
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	TL 6
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Urban tree
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Urban trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	F	P	F	P	P								4/6
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	TL 7
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Urban tree
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Urban trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	F	P	F	F	P								3/5
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	TL 8
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Urban tree
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Urban trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	F	P	F	F	P								3/6
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	H1
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Native species-rich hedgerow with trees
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Hedgerow
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	P	P	P	P	P	P				10/10
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Good
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	H2
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Native hedgerow
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Hedgerow
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P	P	P						7/8
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Good
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	H3
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Native hedgerow with trees
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Hedgerow
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	P	F	F	P	P	F	F	P				4/10
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Poor
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	LoT1
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Line of trees
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Line of Trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	F	P	F	P									3/5
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS			
Date	07/09/21	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	22ºC, dry, cloud cover 0%, calm (BF0)		
Surveyor name(s)	Owen Crawshaw BSc (Hons) MCIEEM	Unique polygon reference(s)	LoT2
Project / development name	Reading Golf Club	Metric 3.0 habitat type	Line of trees
Site name or location		Condition assessment required? (y/n)	Y
Onsite or offsite?	ON	Condition sheet used	Line of Trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			
Habitat description			

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	F	P									4/5
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score			