

147 Upper Woodcote Road
Caversham
Reading
Berkshire

Biodiversity Net Gain Assessment & Biodiversity Enhancement Plan

Ref.: R3135_BNG_a

<i>Report Quality Control Information</i>	
<i>Author</i>	<i>John Wenman MCIEEM</i>

April 2026



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 327 1810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 1 Diesel House, Honey Hill, Wokingham RG40 3BL where you may look at a list of members' names.

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr & Mrs Purewal to complete a Biodiversity Net Gain (BNG) Assessment and prepare a Biodiversity Enhancement Plan for 147 Upper Woodcote Road in Caversham in Reading, Berkshire. The BNG Assessment was commissioned to accompany a planning application filed with Reading Borough Council seeking consent for the construction of a replacement dwelling on site.
- 1.1.2** This report sets out the findings of a site walkover and habitat assessment carried out on March 31st 2026 by John Wenman Ecological Consultancy LLP. The baseline habitats for the site comprise: Modified grassland - **g4**, with on-site scattered trees – **32**, Developed land, sealed surface, Artificial, unvegetated surface, Vegetated Garden, Unvegetated Garden, Individual Trees and Non-native, ornamental hedges. The proposed habitats are derived from the proposed plan and comprise: Modified grassland - **g4**, with a section of enhanced grassland at the western end, planting of new non-native, ornamental hedgerow (**h2b**) to the front and crossing the site from north to west close to the western boundary, planning of eight small trees and the Developed, land sealed surface, Vegetated Garden, Unvegetated Garden and hard standing features associated with the new house.
- 1.1.3** The Statutory Biodiversity Metric calculation tool demonstrates that the feasibility of delivering a net gain on site is possible within the scope of the proposals. The tool gives a total onsite net % change of +017% and +62.73% in hedgerow units.
- 1.1.4** In addition to the new planting and grassland enhancement proposed, tree mounted bird boxes will be fitted on existing trees in the rear garden to enhance the site's biodiversity value.

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was commissioned by Mr & Mrs Purewal to complete a Biodiversity Net Gain (BNG) Assessment and prepare a Biodiversity Enhancement Plan for 147 Upper Woodcote Road in Caversham in Reading, Berkshire. The work was commissioned to accompany a planning application (PL/25/1074) filed with Reading Borough Council seeking consent for the construction of a replacement dwelling on site.

2.1.2 Bat surveys of the house at 147 Upper Woodcote Road were completed in 2024 showing the cladding on the gable end of the front elevation of the house supported a day roost for common pipistrelle (*Pipistrellus pipistrellus*) bats. The roost was destroyed under a Bat Mitigation Class Licence in 2025 while implementing a planning consent for a an extension to the house at that time. Subsequently, it became apparent that demolition and re-build is required to construct the new dwelling and therefore planning application (PL/25/1074) was submitted.

2.1.3 This Biodiversity Net Gain Assessment and Biodiversity Enhancement Plan that follow were commissioned to support the current application to address a request for further ecological information made by the Council's ecologist (comments dated February 27th 2026).

2.2 Site Location and Context

2.2.1 The property is situated to the west of Upper Woodcote Road at the junction with Blagrove Lane in Caversham, Reading (OS grid reference: SU 69724 75978).

2.2.2 The dwelling is surrounded by other residential properties and their associated gardens comprising scattered trees, shrubs and mown lawns. The landscape directly bordering the western boundary of the property is rural and falls within the Chilterns Area of Outstanding Natural Beauty (AONB). It consists of a golf course, ancient woodland and parkland, and the River Thames is situated just over 900m to the south of the property.

2.3 Objectives

Biodiversity Net Gain Assessment

2.3.1 The aim of this BNG Assessment is to demonstrate that an on-site net gain in biodiversity can be achieved as part of the proposed development. The key objectives

are to:

- detail the approach taken for the BNG calculation (i.e. the Statutory Biodiversity Metric);
- describe and map the baseline habitats and important ecological features on site;
- describe and map the proposed habitats based on post-development design;
- complete the biodiversity metric tool with supporting condition assessment sheets; and
- outline the implementation of the design concepts and the long-term management to deliver BNG.

2.3.2 This BNG Assessment report should be read in conjunction with the completed Statutory Biodiversity Metric calculation tool and habitat condition assessment documents.

Biodiversity Enhancement Plan

2.3.3 The aim of the Biodiversity Enhancement Plan document is to provide biodiversity enhancements on site over and above the mitigation requirements for the bat licenced works and requirements of the habitats required to deliver a biodiversity net gain.

3 POLICY BACKGROUND

3.1 National Planning Policy

3.1.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England.

3.1.2 The National Planning Policy Framework (NPPF), published in December 2024, sets out the Government's planning policies for England and how they should be applied. Section 15 of the NPPF sets out the approach LPAs should adopt to conserve and enhance the natural environment when determining planning applications. The selection of excerpts taken from Section 15 refer to Biodiversity Net Gain (BNG) as follows:

'Paragraph 180. Planning policies and decisions should contribute to and enhance the natural and local environment by: [...] d) 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 185. To protect and enhance biodiversity and geodiversity, plans should: [...] b) 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 186. When determining planning applications, local planning authorities should apply the following principles: [...] d) 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 [...]

3.1.3 In England, BNG became mandatory for major development from the 12th February 2024 and for minor development (small sites) from the 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). In practice, planning permission in England is now subject to a condition to secure a minimum 10% net gain for biodiversity, unless the development is a type that is exempt from mandatory BNG requirements.

3.2 Local Planning Policy

3.2.1 Planning policy within the Reading Borough is defined by the policies within the Local Plan (adopted Nov 2019). The policy relevant to biodiversity and natural environment is as follows:

'EN12: BIODIVERSITY AND THE GREEN NETWORK

a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced.

Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:

- Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and*
- Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links.*

New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

b) 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.’

4 METHODOLOGY - BNG

4.1 Baseline Information

Desk Study

- 4.1.1** A desktop study was conducted by John Wenman. The study utilised data from online resources to acquire information on the nature of the site and its surroundings and highlight any potential ecological features.
- 4.1.2** The DEFRA Data Services Platform was used to obtain geospatial datasets for designated sites (i.e., RAMSAR, SPA, SAC, SSSI) and habitat inventories (i.e., Priority Habitat Inventory, Ancient Woodland Inventory) to be analysed in QGIS. Furthermore, open access geospatial datasets and Google Earth satellite imagery were used to determine the extent and connectivity of habitats, how the site is linked to the surrounding landscape and whether the development could have wider scale impacts on biodiversity.
- 4.1.3** Google Earth satellite imagery was consulted to provide insight into historic and current land use; such information helps contextualise the continuity of habitats and determine the importance of existing ecological features.

UK Habitat Classification

- 4.1.4** A site walkover was undertaken on March 31st 2026 by John Wenman MCIEEM. The site was surveyed using the UK Habitat Classification (UKHab) system (UKHab Ltd 2023) in accordance with the CIEEM Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM 2017). Particular attention was given to evidence of protected and priority species (NERC Act 2006 Section 41 species of principal importance) and the site's potential to support such species. Habitat condition assessments were carried out in accordance with the Statutory Biodiversity Metric (February 2024).

Biodiversity Net Gain Approach

- 4.1.5** This Biodiversity Net Gain (BNG) Assessment uses the Statutory Biodiversity Metric (July 2025) to calculate the losses and gains in biodiversity unit value resulting from the proposed redevelopment. The biodiversity metric tool has been used to guide the proposed site layout and landscaping in order to deliver a minimum 10% net gain for biodiversity.

- 4.1.6** The biodiversity metric rules must be followed for a valid biodiversity net gain and are as follows:

***Rule 1:** The trading rules of this biodiversity metric must be followed.*

***Rule 2:** Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.*

***Rule 3:** To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites.*

The tools remove the need for a user to manually calculate the change in biodiversity value.

The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.

***Rule 4:** In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.*

- 4.1.7** The biodiversity metric principles inform the use of the biodiversity metric tool and are as follows:

***Principle 1:** The metric assessment should be completed by a competent person.*

***Principle 2:** The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.*

***Principle 3:** This biodiversity metric should be used in accordance with established good practice guidance and professional codes.*

***Principle 4:** This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.*

***Principle 5:** Biodiversity units are a proxy for biodiversity and should be treated as relative values.*

Principle 6: *This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.*

Principle 7: *Habitat interventions need to be realistic and deliverable within a relevant project timeframe.*

Principle 8: *Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.*

Principle 9: *This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:*

- *maintain habitat extent - supporting more, bigger, better and more joined up ecological networks*
- *ensure that proposed or retained habitat parcels are of sufficient size for ecological function'*

5 BASELINE INFORMATION

5.1 Desk Study

Designated Sites and Priority Habitats

- 5.1.1** The desk study showed that the site is not designated for its wildlife interest. There are no statutorily designated wildlife sites within a 2km radius. The land beyond the plot's western boundary falls within the Chilterns Area of Outstanding Natural Beauty (AONB).
- 5.1.2** The site has no Habitats of Principle Importance (HPI) (as defined under the NERC Act 2006 Section 41). Within a 1km radius, there is Deciduous Woodland HPI 430m to the south east, 650m to the south and 700m to the west.
- 5.1.3** The site has no irreplaceable habitats i.e. ancient woodland or veteran trees. There is ancient woodland 900m to the north west.

Protected and Notable Species

- 5.1.4** A Bat Mitigation Class Licence registration was issued by Natural England permitting work to remove cladding supporting a common pipistrelle (*Pipistrellus pipistrellus*) bat day roost in 2025. During the emergence surveys completed in 2024, at least four bat species were active in the garden: common pipistrelle, soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*) and a *Myotis* sp.
- 5.1.5** The site survey showed no evidence of the presence of mammals on site, and it is therefore considered unlikely that it supports large mammals such as badger (*Meles meles*) or fox (*Vulpes vulpes*). Hedgehog (*Erinaceus europaeus*) could cross and feed on the site.
- 5.1.6** The regularly mown grassland covering most of the site, lacked the height and structural diversity to support reptiles. A search of the Nature Space Impact Risk Zone map showed that the site falls within a amber zone; suitable habitat– great crested newts are likely to be present. A search on MAGIC revealed there have been no granted European Protected Species (EPS) mitigation licence applications and no class survey licences for GCN within a 1km radius of the site. The site lacks any suitable waterbodies; however, a review of publicly accessible online mapping showed one pond with the potential for supporting GCN within a 500m radius of the site: about 274m to the north. The habitat within the application site, comprising regularly mown

grassland, is poor terrestrial habitat used by GCN and the likelihood of this species and other amphibians being on site is low.

- 5.1.7** The scattered trees and hedging provide some limited nesting opportunities for song birds typical of garden habitats, which could include notable bird species such as dunnock, song thrush and house sparrow for example; however, the site is unlikely to be of importance for an assemblage of species of conservation importance.

5.2 Baseline Habitats

Overview

- 5.2.1** The site comprised the former house, driveway and patio area of 147 Upper Woodcote Road with the rear garden primarily comprising of mown lawn (modified grassland), with scattered trees mainly close to the boundaries, and small section of ornamental hedging on the southern boundary; the baseline site plan is shown in **Figure 1** below.

g4 – Modified grassland

- 5.2.2** The site comprised primarily of regularly cut garden lawn i.e. modified grassland to the rear garden and a small area between the driveways to the front (**Photographs 1 – 3; Parcels 1, 2 & 3**). The grassland sward was grass dominated with perennial rye grass (*Lolium perenne*), smooth meadow grass (*Poa pratensis*), red fescue (*Festuca rubra* agg.), field woodrush (*Luzula campestris*), creeping buttercup (*Ranunculus repens*), common daisy (*Bellis perennis*), dove's foot cranesbill (*Geranium molle*), cats-ear (*Hypochaeris radicata*), red dead nettle (*Lamium purpureum*), ragwort (*Jacobaea senecio*) and smooth sow thistle (*Sonchus oleraceus*).



Photograph 1. The closely mown lawn and scattered trees looking towards the house.



Photograph 2. The closely mown lawn and scattered trees looking towards rear boundary.



Photograph 3. Grassland to the front of the house.



Photograph 4. Grass dominated sward.

32 – Scattered trees

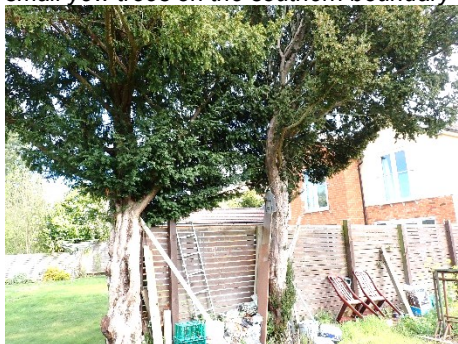
- 5.2.3** The trees on site comprised small and medium sized cypress (*Cupressus* sp.), yew (*Taxus bacatta*) and *Prunus* spp. (**Photographs 5 – 8; Refs. 8 & 9**). A stump of a felled medium sized broadleaved tree was present in the bank on the house's frontage with Blagrove Lane (**Ref: 10**) Medium sized trees only have been included in the baseline in accordance with the statutory guidance (DEFRA 2025).



Photograph 5. Cypress (Ref 8) and nearby small yew trees on the southern boundary



Photograph 6. A medium sized *Prunus* tree on the northern boundary (Ref. 9).



Photograph 7. Small yew trees on the northern boundary.



Photograph 8. Medium sized tree stump at the frontage of the plot.

h2b - Ornamental, non-native hedge

- 5.2.4** A small section of hedge comprising yew (*Taxus bacata*) and *Viburnum* sp. formed the western end of the southern boundary (**Hedge Ref. 4: Photograph 9**) and small section of hedge comprising snowberry (*Symphoricarpos albus*) and herringbone cotoneaster (*Cotoneaster horizontalis*) was situated at the eastern end of the southern boundary (**Hedge Ref: 5; Photograph 10**). A section of newly planted cherry laurel

(*Prunus laurocerasus*) hedge divided the site to the site to the west of the shed (**Ref: 6**).



Photograph 9. The hedge at the western end of the southern boundary (ref:



Photograph 10. The hedge at the eastern end of the southern boundary.

u1b - Developed land, sealed surface, u1c – Artificial, unvegetated surface; and u1 - Unvegetated Garden

5.2.5 The mostly demolished remains of the house, areas of former patio and gravel driveway formed most of the eastern end of the site (**Photographs 11 & 12**).



Photograph 11. Remains of house to be replaced.



Photograph 12. Driveway to the front of the house.

5.2.6 Condition assessments of each habitat, where applicable, were completed and detailed in **Appendix 1** and the following was noted:

- The modified grassland condition assessment defined the habitat in poor condition.
- The scattered trees (including the felled tree to the front) condition assessment defined them as being in moderate condition.

Strategic Significance

5.2.7 With reference to the Berkshire Local Nature Recovery Strategy and Local Plan policies, the site is not formally identified in these local polies and strategy and therefore is of low strategic significance.

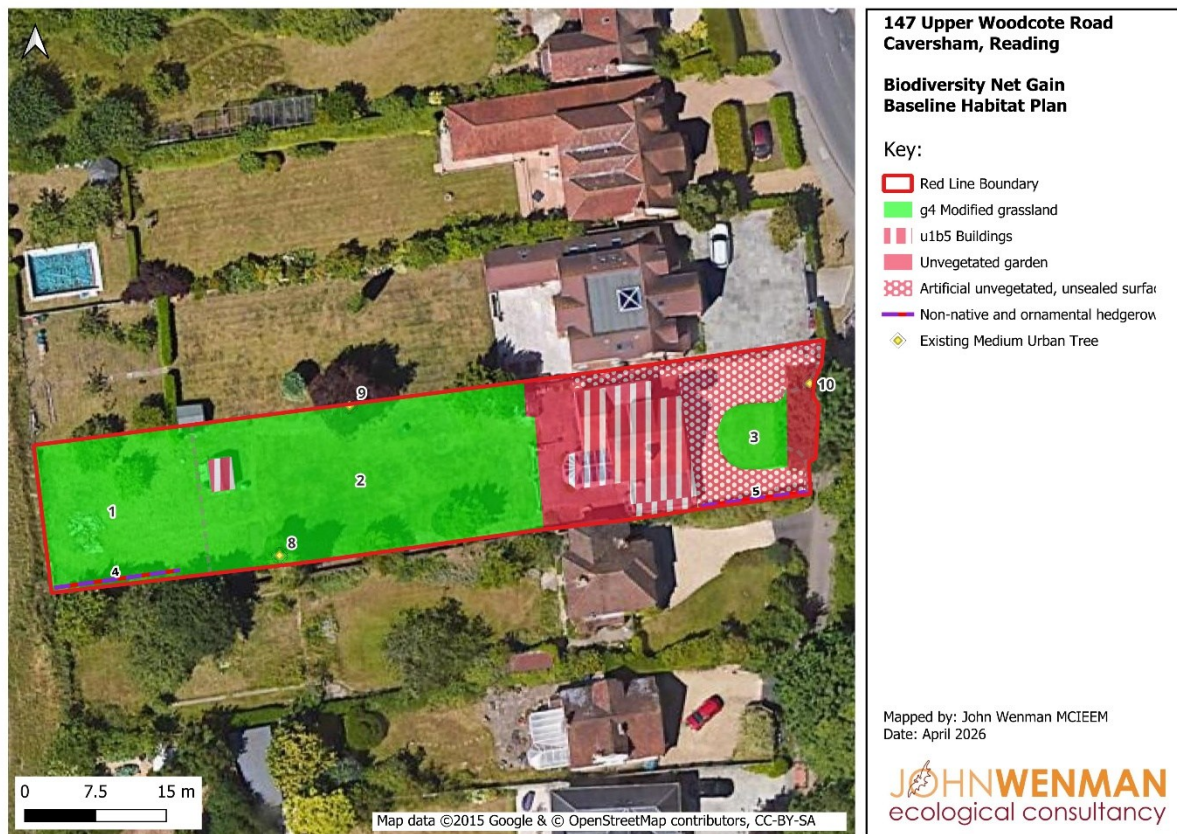


Figure 1. Baseline Habitat Plan

5.3 Proposed Habitat Onsite

5.3.1 The post-development habitat onsite is derived from the proposed site plan and includes the following changes – refer to **Figure 2** below:

- Felled tree to frontage removed; all other trees retained.
- The existing poor condition modified grassland to the west of the house in the rear garden (**Parcel 2**) will be retained.
- The grassland at the western end of the garden (to west of newly planted ornamental hedge – **Parcel 1**) will be enhanced through reduced cutting (cutting restricted to three times per year (spring (April/May), late summer (Late July to August) and autumn (September-October) to achieve good condition by encouraging the growth of flowering plants to increase the species to at least 6/m² (condition assessment criterion A) and changing the structural diversity of the grassland (condition assessment criterion B).
- A short section (10m) of non-native hedging at the eastern end of the southern boundary will be removed (**Ref 5**); 0.013m of existing ornamental hedging (**Ref. 4**) will be retained and 26m of new ornamental hedging will be planted to the front of the house and on the route of the newly planted hedge towards the western boundary (**Refs. 6, 11 & 12**).
- Planting eight small trees (selected from UK sourced species: crab apple (*Malus sylvestris*), field maple (*Acer campestre*), wild cherry (*Prunus avium*), hawthorn

(*Crataegus monogyna*) and rowan (*Sorbus aucuparia*) on the southern boundary and including fruit trees: plum (*Prunus* sp.), apple (*Malus* sp.) and cherry (*Prunus* sp.) in Parcel 1.



Figure 2. Post-Development Habitat Plan

5.4 Calculation Result

- 5.4.1** The Biodiversity Metric calculation tool demonstrates that the feasibility of delivering a net gain for biodiversity is possible within the scope of the proposals. The final results taken from the tool gives a onsite net +0.17% change in habitat units and a +63.73% change in hedgerow units see **Figure 3** below.

147 Upper Woodcote Road, Caversham, Reading

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline

Area habitat units0.57

Hedgerow units0.02

Watercourse units0.00

On-site post-intervention

(Including habitat retention, creation & enhancement)

Area habitat units0.58

Hedgerow units0.04

Watercourse units0.00

On-site net change

(units & percentage)

Area habitat units0.00

Hedgerow units0.02

Watercourse units0.00

0.17%

62.73%

0.00%

On-site net gain is less than target set ▲

Off-site baseline

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

Off-site post-intervention

(Including habitat retention, creation & enhancement)

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

Off-site net change

(units & percentage)

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

0.00%

0.00%

0.00%

Combined net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units0.00

Hedgerow units0.02

Watercourse units0.00

Spatial risk multiplier (SRM) deductions

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

FINAL RESULTS

Total net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units0.00

Hedgerow units0.02

Watercourse units0.00

Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units0.17%

Hedgerow units62.73%

Watercourse units0.00%

Total net gain achieved is less than target set ▲

Trading rules satisfied?

No - Check Trading Summaries ▲

Unit Type

Target

Baseline Units

Units Required

Unit Deficit

Area habitat units

10.00%

0.57

0.63

0.06

Hedgerow units

10.00%

0.02

0.03

0.00

Watercourse units

10.00%

0.00

0.00

0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Figure 3. Results taken from the Statutory Biodiversity Metric calculation tool.

6 PURPOSE AND OBJECTIVES FOR PROPOSED ENHANCEMENTS

6.1 Overview

- 6.1.1** In addition to the bat roost features approved under the terms of a Bat Mitigation Class Licence registration in 2025 following the grant of planning approval PL/23/0726 by Reading Borough Council for the extension i.e. installation of tree-mounted bat box and an integrated bat box on the front of the house (as shown in Figure 3 of Bat Emergence Survey (R2520_BES_a); dated August 2024, additional biodiversity enhancements will be provided as follows and illustrated in **Figure 4** below.

6.2 Bird Boxes

- 6.2.1** Three tree-mounted bird boxes (2 no. Schwegler 2B boxes (1x 26mm opening & 1 x 32mm opening) and 1 no. Schwegler 2H robin box) will be installed on retained trees in the rear garden. The boxes will be installed so that they face north away from direct sunlight and prevailing weather and a height of at least 2 metres.
- 6.2.2** The purpose of the woodcrete bird boxes will be to support nature for the lifetime of the development in line with Policy EN12 of the Reading Borough Local Plan and paragraphs 187d and 193d of the NPPF.
- 6.2.3** The objectives of the bird boxes are as follows:
- Provide nesting opportunities for widespread species typical of gardens including notable species i.e. birds on the Birds of Conservation Concern amber and red list, such as house sparrow (*Passer domesticus*); and
 - Help maintain and enhance the favourable conservation status of such bird species within the borough.

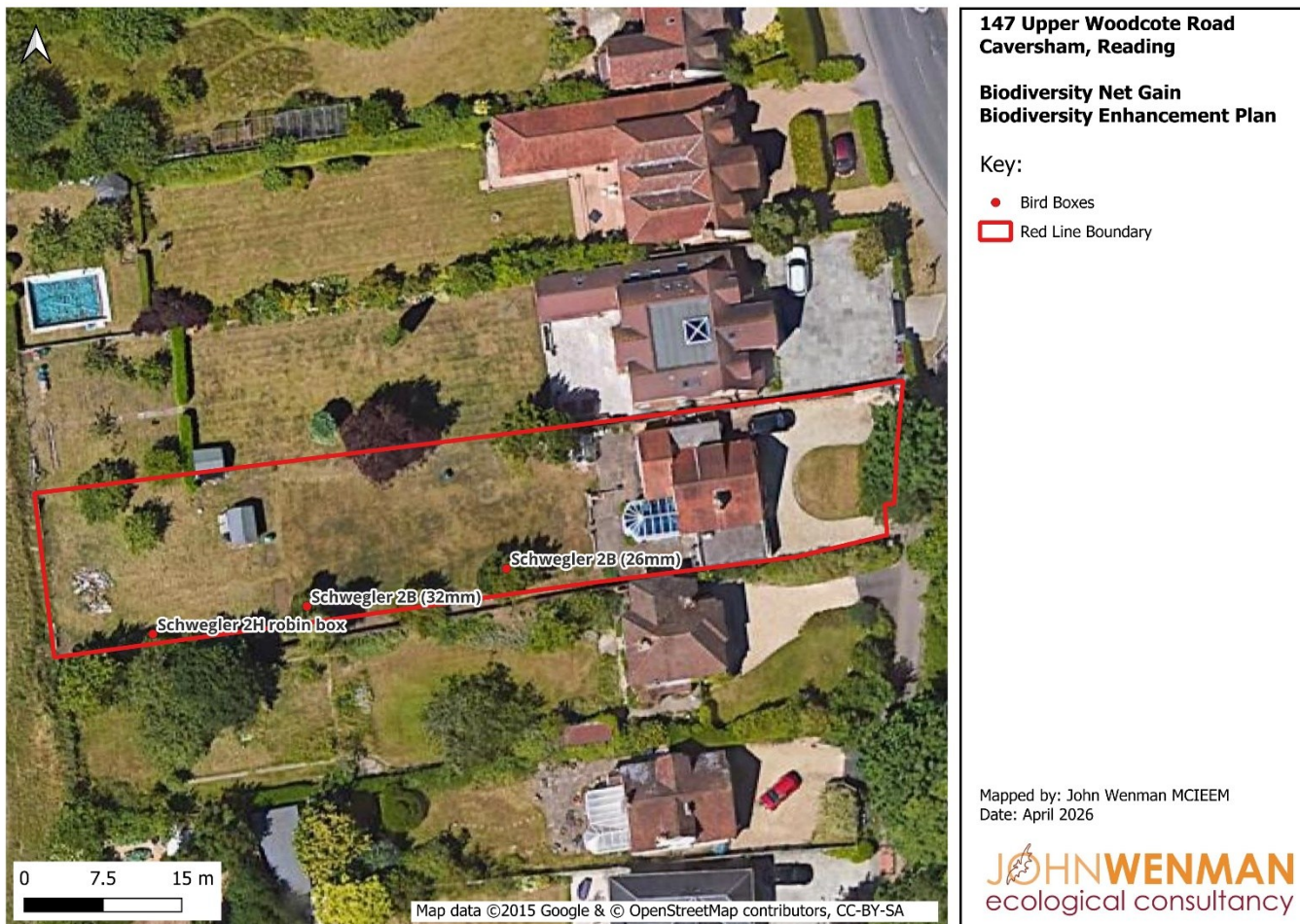


Figure 5. Biodiversity Enhancement Plan

7 REFERENCES

CIEEM (2021). *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

DEFRA (updated July 2025). The Statutory Biodiversity Metric – User Guide. DEFRA

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)

APPENDIX 1 – BIODIVERSITY METRIC CONDITION ASSESSMENT SHEETS

Condition Sheet: INDIVIDUAL TREES Habitat Type											
Habitat Types											
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>											
Habitat Description											
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.											
On-site or off-site, site name and location		Survey date and Surveyor name		March 31st 2026; John Wenman							
		Survey reference (if relating to a wider survey)									
Limitations (if applicable)		Habitat parcel reference									
		Prun us sp.	Cupress us sp.								

		Grid reference										
Condition Assessment Criteria		SU 6969 4 7598 2	SU 69686 75965									
		Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	N	N									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y									
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	N									Semi-mature trees
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y									No evidence of adverse impact; trees show no signs of pruning.

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N									Trees lacked any visible features suitable for vertebrates and invertebrates.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y									Both situated in grassland.
Number of criteria passed		3	3									
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√										
Passes 5 or 6 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	Y	Y									
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												
Footnotes												
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. 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)					
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.					

UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	March 31st 2026; John Wenman
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SU 69693 75975 & SU 69737 75979	Habitat parcel reference	
Habitat Description			
Regularly cut garden lawn to the rear garden and a small area between the driveways to the front. The grassland sward was grass dominated with perennial rye grass (<i>Lolium perenne</i>), smooth meadow grass (<i>Poa pratensis</i>), red fescue (<i>Festuca rubra</i> agg.), field woodrush (<i>Luzula campestris</i>), creeping buttercup (<i>Ranunculus repens</i>), common daisy (<i>Bellis perennis</i>), dove's foot cranesbill (<i>Geranium molle</i>), cats-ear (<i>Hypochaeris radicata</i>), red dead nettle (<i>Lamium purpureum</i>), ragwort (<i>Jacobaea senecio</i>) and smooth sow thistle (<i>Sonchus oleraceus</i>).			
ukhab – UK Habitat Classification	-	-	-
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)

A	There are 6-8 vascular plant species per 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.	N	Swards dominated by perennial rye grass with few widespread herbaceous species. Not achieving 6-8/m2 in three quardats.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Regularly cut uniform grassland sward
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scrub.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	No evidence of damage

E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	Significant bare patches of ground in parts but overall no more than 10%
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	No non-native species present
Essential criterion achieved (Yes or No)			No
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Poor	
Suggested enhancement interventions to improve condition score			