

# CHESTER ROAD, HARTFORD

## Biodiversity Net Gain Assessment Report

*August 2025*



## Report Control Sheet

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## 1 INTRODUCTION

### 1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Redrow Homes Limited to prepare a Biodiversity Net Gain (BNG) Assessment at the Land north of Chester Road, Weaverham, Hartford, Cheshire West and Chester, England, CW8 2SE (nearest) (National Grid Reference: SJ 62459 71988). This report has been prepared to inform planning permission for a residential development at the site.

1.1.2. The author of this report is Caitlin O'Connor AMIEnvSc, Senior Ecologist at Collington Winter Environmental.

1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2023).

### 1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located on the western border of the village of Hartford in Chester.



Figure 1.1 Site Location

### 1.3. OBJECTIVES

1.3.1. The report has been produced to document the methods, results, and conclusions of a BNG Assessment undertaken based on the proposed development for the site to fulfil the following:

- Ensure that the mitigation hierarchy has been applied.
- Identify the baseline habitats present and provide a condition assessment.
- Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats.
- Calculate the overall change in biodiversity score from pre- post development.
- Provide design recommendations to maximise potential net gain achievable.
- Provide an indication of likely outcomes and indicative cost as required.

### 1.4 PLANNING CONTEXT

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- 1.4.1 The Government 25-year Environment Plan states that government will “embed environmental net gain principle for development.”
- 1.4.2 National policy already sets out that planning should provide Biodiversity Net Gain (BNG) where possible. National Planning Policy Framework (NPPF) Paragraphs 174(d), 179(b) and 180(d) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.
- 1.4.3 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using Defra’s biodiversity metric and habitats will need to be secured for at least 30 years. Key points regarding BNG are listed below:
- Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan.
  - Habitat secured for at least 30 years via obligations/ conservation covenant.
  - Habitat can be delivered on-site, off-site or via statutory biodiversity units.
  - There will be a national register for net gain delivery sites.
  - The mitigation hierarchy still applies of avoidance, mitigation, and compensation for biodiversity loss.
  - Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
  - Does not apply to marine development.
  - Does not change existing legal environmental and wildlife protections.
- 1.4.4 Developers will be required to undertake an assessment (using the nationally set BNG metric tool) of the current biodiversity value of their site both prior to and post the development proposal. In the event that the value of the site post-development is less than 10% better than it was prior to development then the developer will have an obligation to provide additional off-site BNG units to achieve the mandatory 10% net gain.

## 2 METHODS

### 2.1 EXISTING HABITAT (BASELINE)

2.1.1. A walkover of the site was undertaken by Collington Winter Environmental Ltd in March 2025 as part of a Preliminary Ecological Appraisal (Ref: 20-2633 Chester Road, Hartford PEA RPT-001) The methods were based on the standard methodology as detailed by UK HAB Methodology. The assessment was also undertaken with consideration of methodology as per “Preliminary Ecological Appraisal” (CIEEM, 2018).

### 2.2 PLANNING LAYOUT (POST-DEVELOPMENT)

2.2.1 The Chester Road, Hartford Development Framework Plan (Option 2; Ref: P21-2360\_DE\_003A) has provided a red line boundary and habitats to be incorporated within the site.

### 2.3 STATUTORY BIODIVERSITY METRIC

2.3.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA, the site’s UK Habitat map and the Site Plan. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person –definition in BS8683:2020.

2.3.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby ‘connecting’ features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

### 2.4 HABITAT SCORING

2.4.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

#### *Baseline Units*

2.4.2 To assess the quality of a habitat and therefore calculate the units scored the Statutory Biodiversity Metric utilises three scoring factors as detailed below.

#### *Condition*

2.4.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2023).

#### *Distinctiveness*

2.4.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (The Statutory Biodiversity metric).

#### *Strategic Significance*

2.4.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies.

#### *Post Development Units*

2.4.6 Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk “Time to target condition”.
- Spatial Risk (when offsite mitigation is necessary)

## 2.5 LIMITATIONS OF ASSESSMENT

- 2.5.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.
- 2.5.2 Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate.
- 2.5.3 A group of trees (G30), as identified within the Arboricultural Appraisal (The Environment Partnership/TEP, 2025), had already been removed prior to the survey. Their removal has been considered within this report, and they have been included within the baseline calculations.
- 2.5.4 The western portion of the site comprised a large, modified grassland field. The field has recently been cut and heavily damaged through machinery through compaction. It was not possible to assess the species composition of the grassland due to this, although remnants of Yorkshire fog (*Holcus lanatus*) were identified. Due to this, quadrats were not completed to assess the species composition and abundances within the habitat. As such, the condition of the grassland has been assumed 'Moderate'.

Table 2.1 Limitations Review

Limitation	Analysis
Competence of surveyor	Condition Assessment was undertaken by Caitlin O'Connor who 3 years' experience in assessing the condition of common habitats as found within the site. All data and reporting is overseen by Olivia Collington BSc (Hons), MEnvSc, CEnv, Managing Director at Collington Winter Environmental Ltd who has over 10 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	The metric was completed by Caitlin O'Connor and overseen by Olivia Collington who holds 10 years' experience.
Age of survey data	The condition assessment was undertaken in March 2025 and is therefore less than 12 months old. There is no constraint to the age of survey data and this falls within best practice guidance.
Timing of survey	The survey was undertaken in March which is suboptimal for BNG walkovers. March is a suboptimal time for carrying out a Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint due to nature of the habitats on site. Most of the site comprised agricultural fields which are not likely to support notable flora. Furthermore, more suitable habitats on site such as the woodland blocks were colonised by <i>Rhododendron ponticum</i> , a non-native invasive plant species which will outcompete more sensitive flora. As such, it is considered very unlikely that any rare or priority plant species were missed.
Departure from best practice guidance	As above.

### 3 BASELINE CONDITIONS - HABITATS

#### 3.1. STRATEGIC SIGNIFICANCE

- 3.1.1. A Local Nature Recovery Strategy (LNRS) has not yet been published for Cheshire West and Chester. As such, Table 8 located within the Statutory Biodiversity Net Gain Metric User Guide has been used to assess the strategic significance of habitats on site and alternative documents. A Draft LNRS has been published for public consultation which will close on Monday 31<sup>st</sup> March 2025.
- 3.1.2. The draft LNRS aims to:
- Manage woodland restoration to increase diversification in the age and structure
  - Increase the biodiversity in all woodlands including plantations and replace with climate-resistant native and non-native trees
  - Reconnect rivers to their floodplains so they function more naturally, reducing flood risk downstream
  - Plant and maintain more urban trees to create a continuous tree canopy
  - Restore and increase hedgerows which also reduce runoff and improve water quality in rivers and streams
- 3.1.3. The Draft LNRS also identifies woodland, hedgerows, trees, and ponds for protection and enhancement within the local strategy.
- 3.1.4. As such, all habitats listed above have been assessed as *'Formally identified within local strategy'*.
- 3.1.5. Farmland is considered within the Draft LNRS. Nature recovery actions recommended focus on healthy hedgerows; species-rich grassland and herbal leys; natural flood management; and nature-based solutions. The arable fields themselves provide lesser value although recommendations are included for nesting provisions. As the site only provide low-quality, species-poor leys or winter stubble, the agricultural on site are not thought to be set out in the local strategy, and are assessed as *"Area/compensation not in local strategy/no local strategy"*.
- 3.1.6. The modified grassland and tall forbs habitats were found to be overall species-poor, although these parcels were unmanaged and provided a varied sward benefiting a range of fauna. It is also anticipated that some additional flowering species are present within the optimal growing period (Summer) which may provide value for a range of species. As such, these habitats have been assessed as *"Location ecologically desirable but not in local strategy"*.
- 3.1.7. Scrub is not formally identified within the local strategy as a habitat proposed for nature recovery efforts, however, its management does fall under a range of habitat management practices including those for woodland, hedgerows, wetland, and ponds. As such, these habitats have been assessed as *"Location ecologically desirable but not in local strategy"*.
- 3.1.8. Introduced shrub habitats comprising Japanese knotweed has been assessed as *"Area/compensation not in local strategy/no local strategy"*.
- 3.1.9. According to the Cheshire West and Chester LNRS Core Wildlife Sites Map, none are located on site or adjacent.

#### 3.2. HABITATS PRE-DEVELOPMENT – Area Habitats

- 3.2.1. Table 3.2.2 summarises the baseline habitats and area size. Please refer to Appendix 7.1 for a baseline habitat map and Appendix 7.2 for the Condition Assessment Sheets for each habitat (if applicable).
- 3.2.2. Please refer to the Preliminary Ecological Appraisal (Collington Winter Environmental, 2024; 20-2633 Chester Road, Hartford PEA RPT-001) for full descriptions of each habitat and photographs of the habitats in Appendix 7.1.
- 3.2.3. All hedgerows, treelines, woodland blocks, and individual trees have been referenced to coincide with the Arboricultural Appraisal (AA; The Environment Partnership/TEP, 2025). As such, some of the individual trees and hedgerow references within the AA have been excluded from this assessment as they do not fall within the site

boundary.

3.2.4. There was a number of individual rural trees scattered throughout the site including within cropland and hedgerows, with most of them located within the modified grassland field in the western portion of the site. The trees ranged in species, size, age, and condition, although most trees were deciduous and native. The trees underwent a condition assessment and were categorised into sizes (Table 3.2.1).

*Table 3.2.1 Individual and Groups of Trees (pre-development)*

Tree size	Number of trees and area (ha) for each condition state		
	Poor	Moderate	Good
Small	G2 (8 X), G1 (5 X),	G20 (20 X), G17 (32 X), G27 (25 X), G26 (5 X), G29 (10 X)	G30 (5 X already removed)
Medium		G8 (1X), G17 (8 X), 19 X hawthorn and oak (not in AA), T22, G26 (6 X), G29 (10 X)	T18, T16
Large		T6, G28 (4X)	T14
Very large		T5, T19, T21, T20, T23, T25, T26	
<b>Total</b>	<b>13</b>	<b>150</b>	<b>8</b>

*Table 3.2.2 Habitat Type and Condition Assessment (pre-development)*

Habitat Type	Irreplaceable habitat	Area (ha)	Distinctiveness	Score	Condition	Score	Notes
Mixed scrub	No	0.1063	Medium	4	Moderate	2	G21
Ponds (non-priority habitat)	No	0.0307	Medium	4	Poor	1	P1
Winter stubble	No	1.4833	Low	2	Condition Assessment N/A	1	
Mixed scrub	No	0.1178	Medium	4	Moderate	2	G24
Ponds (non-priority habitat)	No	0.0291	Medium	4	Poor	1	P2
Temporary grass and clover leys	No	6.0872	Low	2	Condition Assessment N/A	1	
Temporary grass and clover leys	No	3.508	Low	2	Condition Assessment N/A	1	
Mixed scrub	No	0.2304	Medium	4	Moderate	2	G23
Ponds (non-priority habitat)	No	0.0704	Medium	4	Poor	1	P3

Introduced shrub	No	0.0121	Low	2	Condition Assessment N/A	1	
Bramble scrub	No	0.0202	Medium	4	Condition Assessment N/A	1	
Non-cereal crops	No	8.0211	Low	2	Condition Assessment N/A	1	
Bramble scrub	No	0.0682	Medium	4	Condition Assessment N/A	1	
Tall forbs	No	0.0981	Low	2	Poor	1	
Bramble scrub	No	0.0568	Medium	4	Condition Assessment N/A	1	
Bramble scrub	No	0.0391	Medium	4	Condition Assessment N/A	1	
Bramble scrub	No	0.0535	Medium	4	Condition Assessment N/A	1	
Willow scrub	No	0.0249	Medium	4	Moderate	2	W2
Other woodland; broadleaved	No	0.707	Medium	4	Moderate	2	W1
Other woodland; broadleaved	No	1.5283	Medium	4	Poor	1	W2
Temporary grass and clover leys	No	2.3359	Low	2	Condition Assessment N/A	1	
Temporary grass and clover leys	No	2.4111	Low	2	Condition Assessment N/A	1	
Tall forbs	No	0.0692	Low	2	Poor	1	
Ponds (non-priority habitat)	No	0.0403	Medium	4	Poor	1	P4
Ponds (non-priority habitat)	No	0.1052	Medium	4	Poor	1	P5
Bramble scrub	No	0.0044	Medium	4	Condition Assessment N/A	1	
Modified grassland	No	0.8091	Low	2	Poor	1	
Modified grassland	No	4.7002	Low	2	Poor	1	

Bramble scrub	No	0.2457	Medium	4	Condition Assessment N/A	1	
Non-cereal crops	No	0.6251	Low	2	Condition Assessment N/A	1	
Mixed scrub	No	0.0503	Medium	4	Moderate	2	G14
Rural tree	No	0.0529	Medium	4	Poor	1	All individual trees in Poor condition.
Rural tree	No	2.0905	Medium	4	Moderate	2	All individual trees in Moderate condition.
Rural tree	No	0.5347	Medium	4	Good	3	All individual trees in Good condition.

### 3.3. HABITATS PRE-DEVELOPMENT – Area Habitats

3.3.1. Table 3.3.1 summarises the baseline linear habitats and length. Please refer to the Appendix 7.2 for the Condition Assessment Sheets for each habitat (if applicable).

Table 3.3.1 Linear Habitat Type and Condition Assessment (pre-development)

Habitat Type	Irreplaceable habitat	Length (km)	Distinctiveness	Score	Condition	Score	Notes
Native hedgerow	No	0.0597	Low	2	Moderate	2	H3
Native hedgerow	No	0.0912	Low	2	Poor	1	H2
Native hedgerow	No	0.3362	Low	2	Moderate	2	H9
Native hedgerow	No	0.1903	Low	2	Moderate	2	H8
Native hedgerow with trees - associated with bank or ditch	No	0.1096	High	6	Poor	1	H4
Native hedgerow	No	0.1878	Low	2	Moderate	2	H5
Native hedgerow	No	0.1398	Low	2	Poor	1	H6
Native hedgerow with trees	No	0.1339	Medium	4	Poor	1	H7
Ecologically valuable line of trees	No	0.2703	Medium	4	Moderate	2	TL1

### 3.4. LOST HABITATS

- 3.4.1. The agricultural land including non-cereal crops and winter stubble is to be lost to development.
- 3.4.2. The unmanaged modified grassland parcels comprising the westernmost section of the site will also be lost.
- 3.4.3. Select individual tree groups are to be removed within the southwestern corner of the site to facilitate development, including:
- 19 x hawthorn and oak (not in AA)
  - G29 (10 x stems)

### 3.5. RETAINED AND ENHANCED HABITATS

- 3.5.1. All other habitats are to be retained and incorporated within the masterplan of the proposed development, allowing for the continuity of semi-natural habitat resources for local fauna. All hedgerows and hedgerow trees are to be retained, as well as all existing blocks of woodland, scrub, and ponds.
- 3.5.2. Table 3.5.1 summarise the habitats to be retained and enhanced, and their targeted condition assessments.
- 3.5.3. Please refer to Appendix 8.2 for the post-development condition assessment sheets.

Baseline Habitat Type	Baseline Condition	Retained or Enhanced	Targeted Habitat Type	Targeted Condition	Notes
Mixed scrub	Moderate	Retained	Mixed scrub	Moderate	G21
Ponds (non-priority habitat)	Poor	Enhanced	Ponds (non-priority habitat)	Moderate	P1
Mixed scrub	Moderate	Retained	Mixed scrub	Moderate	G24
Ponds (non-priority habitat)	Poor	Enhanced	Ponds (non-priority habitat)	Moderate	P2
Mixed scrub	Moderate	Retained	Mixed scrub	Moderate	G23
Ponds (non-priority habitat)	Poor	Enhanced	Ponds (non-priority habitat)	Moderate	P3
Introduced shrub	Condition Assessment N/A	Retained	Introduced shrub	Condition Assessment N/A	
Bramble scrub	Condition Assessment N/A	Retained	Bramble scrub	Condition Assessment N/A	
Bramble scrub	Condition Assessment N/A	Retained	Bramble scrub	Condition Assessment N/A	
Tall forbs	Poor	Retained	Tall forbs	Poor	

Bramble scrub	Condition Assessment N/A	Retained	Bramble scrub	Condition Assessment N/A	
Bramble scrub	Condition Assessment N/A	Retained	Bramble scrub	Condition Assessment N/A	
Bramble scrub	Condition Assessment N/A	Retained	Bramble scrub	Condition Assessment N/A	
Willow scrub	Moderate	Retained	Willow scrub	Moderate	W2
Other woodland; broadleaved	Moderate	Retained	Other woodland; broadleaved	Moderate	W1
Other woodland; broadleaved	Poor	Enhanced	Other woodland; broadleaved	Moderate	W2
Tall forbs	Poor	Retained	Tall forbs	Poor	
Ponds (non-priority habitat)	Poor	Enhanced	Ponds (non-priority habitat)	Moderate	P4
Ponds (non-priority habitat)	Poor	Enhanced	Ponds (non-priority habitat)	Moderate	P5
Bramble scrub	Condition Assessment N/A	Retained	Bramble scrub	Condition Assessment N/A	
Bramble scrub	Condition Assessment N/A	Retained	Bramble scrub	Condition Assessment N/A	
Mixed scrub	Moderate	Retained	Mixed scrub	Moderate	G14
Rural tree	Poor	Retained	Rural tree	Poor	All individual trees in Poor condition retained.
Rural tree	Moderate	Retained in part (1.491 ha)	Rural tree	Moderate	All individual trees in Moderate condition retained apart from 19 X hawthorn and oak (not in AA), G29 (10 X)
Rural tree	Good	Retained	Rural tree	Good	All individual trees in Good condition.
Native hedgerow	Moderate	Retained	Native hedgerow	Moderate	H3
Native hedgerow	Poor	Retained	Native hedgerow	Poor	H2
Native hedgerow	Moderate	Retained	Native hedgerow	Moderate	H9
Native hedgerow	Moderate	Retained	Native hedgerow	Moderate	H8

Native hedgerow with trees - associated with bank or ditch	Poor	Retained	Native hedgerow with trees - associated with bank or ditch	Moderate	H4
Native hedgerow	Moderate	Retained	Native hedgerow	Moderate	H5
Native hedgerow	Poor	Enhanced	Species-Rich Native hedgerow	Moderate	H6
Native hedgerow with trees	Poor	Enhanced	Species-Rich Native hedgerow with trees	Poor	H7
Ecologically valuable line of trees	Moderate	Retained	Ecologically valuable line of trees	Moderate	TL1

### 3.6. PRE- DEVELOPMENT HABITAT BASELINE

3.6.1. Please refer to Table 3.6.1 summarising the Unit Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.2 Habitat Baseline

	<i>On site Baseline</i>	<i>Retained</i>	<i>Enhanced</i>	<i>Lost</i>
<i>Habitat (Area) Units</i>	<i>103.88</i>	<i>28.89</i>	<i>8.30</i>	<i>66.69</i>
<i>Hedgerow (Linear) Units</i>	<i>7.95</i>	<i>7.01</i>	<i>0.94</i>	<i>0.00</i>

## 4 HABITAT CREATION

4.1.1. Table 4.1.1 details the habitats to be created within the site, their area sizes, conditions, and habitat units delivered.

4.1.2. Please refer to Appendix 7.3 for the post-development condition assessment sheets, Appendix 7.4 for the proposed locations of key habitats on site (other neutral grassland, SuDS, allotments, etc.) overlain on the masterplan, and Appendix 7.5 for the post-development masterplan.

Table 4.1.1 Habitat Creation

Proposed habitat	Area (hectares)	Distinctiveness		Condition		Habitat Units Delivered	Notes
		Distinctiveness	Score	Condition	Score		
Developed land; sealed surface	10.8893	V.Low	0	N/A - Other	0	0.00	Residential development (2/3 hardstanding and buildings).
Developed land; sealed surface	0.862	V.Low	0	N/A - Other	0	0.00	Potential school.
Developed land; sealed surface	0.7689	V.Low	0	N/A - Other	0	0.00	Local centre.
Traditional orchards	0.1497	High	6	Poor	1	0.83	Community Orchard.
Urban tree	1.2092	Medium	4	Moderate	2	4.25	An approximately of 297 new small urban trees spread across the site.
Modified grassland	7.9313	Low	2	Moderate	2	30.26	Public Open Space (POS)
Other neutral grassland	2.5943	Medium	4	Moderate	2	19.97	Species-rich grassland mix throughout the site, particularly on site boundaries.
Allotments	0.3367	Low	2	Moderate	2	1.43	Community Allotment.
Vegetated garden	5.6146	Low	2	Condition Assessment N/A	1	10.84	Residential development (1/3 gardens).
Sustainable drainage system	0.5544	Low	2	Good	3	2.14	Drainage Features.
Other neutral grassland	0.2833	Medium	4	Moderate	2	2.18	Species-rich wetland mix surrounding the SuDS ponds.
Developed land; sealed surface	10.8893	V.Low	0	N/A - Other	0	0.00	Residential development (2/3 hardstanding and buildings).

## 5 SUMMARY

5.1.1. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed scheme will result in a total net unit change of +10.87 habitat units (10.47 %) and +1.06 hedgerow units (13.39%) (Figure 5.1.1). The trading rules have been satisfied for both habitat and hedgerow units.

Figure 5.1.1 On site net %

FINAL RESULTS																								
<b>Total net unit change</b> (Including all on-site & off-site habitat retention, creation & enhancement)		<i>Habitat units</i>	10.87																					
		<i>Hedgerow units</i>	1.06																					
		<i>Watercourse units</i>	0.00																					
<b>Total net % change</b> (Including all on-site & off-site habitat retention, creation & enhancement)		<i>Habitat units</i>	10.47%																					
		<i>Hedgerow units</i>	13.39%																					
		<i>Watercourse units</i>	0.00%																					
<b>Trading rules satisfied?</b>		<b>Yes ✓</b>																						
<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Target</th> <th>Baseline Units</th> <th>Units Required</th> <th>Unit Deficit</th> </tr> </thead> <tbody> <tr> <td><i>Habitat units</i></td> <td>10.00%</td> <td>103.88</td> <td>114.27</td> <td>0.00</td> </tr> <tr> <td><i>Hedgerow units</i></td> <td>10.00%</td> <td>7.95</td> <td>8.75</td> <td>0.00</td> </tr> <tr> <td><i>Watercourse units</i></td> <td>10.00%</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> </tbody> </table>					Unit Type	Target	Baseline Units	Units Required	Unit Deficit	<i>Habitat units</i>	10.00%	103.88	114.27	0.00	<i>Hedgerow units</i>	10.00%	7.95	8.75	0.00	<i>Watercourse units</i>	10.00%	0.00	0.00	0.00
Unit Type	Target	Baseline Units	Units Required	Unit Deficit																				
<i>Habitat units</i>	10.00%	103.88	114.27	0.00																				
<i>Hedgerow units</i>	10.00%	7.95	8.75	0.00																				
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00																				

5.1.2. It is recommended that a Habitat Management and Monitoring Plan (HMMP) be conditioned as part of the planning permission to meeting the targeted conditions of post development habitats. The HMMP will detail full management prescriptions, focussing on the retained trees within the site, for the 30-year period required as best practice for biodiversity net gain.

## 6 BIBLIOGRAPHY















- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- Collington Winter Environmental (2025) Preliminary Ecological Appraisal, Chester Road, Hartford (Ref: CW20-2633 RPT 001)
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format)

7 APPENDIX

7.1. BASELINE HABITAT MAP



**20-2633 Chester Road, Hartford**

 <b>c1b5</b>	Rye-grass and clover ley	 <b>u</b>	Urban
 <b>c1c5</b>	Winter stubble	 <b>u1f</b>	Sparsely vegetated urban land
 <b>c1d</b>	Non-cereal crops	 <b>w</b>	Woodland and forest
 <b>c1d8</b>	Other non-cereal crops	 <b>w1g</b>	Other broadleaved woodland
 <b>g</b>	Grassland	 <b>Trees</b>	
 <b>g4</b>	Modified grassland		
 <b>h2a</b>	Native hedgerow		
 <b>h2a6</b>	Other native hedgerow		
 <b>h3d</b>	Bramble scrub		
 <b>h3h</b>	Mixed scrub		
 <b>h3j</b>	Willow scrub		
 <b>r1g</b>	Other standing water		

**Collington Winter Environmental Ltd**Drawn by: **Caitlin O'Connor**Version Date: **07/08/25**

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## 7.2. BASELINE CONDITION ASSESSMENT SHEETS

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
<b>Individual trees – Urban trees</b> <b>Individual trees – Rural trees</b> 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													
<b>Individual trees (description applied to the urban or rural environment):</b> Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.  <b>Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):</b> 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										
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			26777 885	26778 122	26778 129	26778 388	26778 454	26778 607	26778 611	26778 646		26778 649	26778 651
				Grid reference									
				T7 turkey oak	T11, T10	T9	19 X small oak	T26, 25, T23, T22	T22	G27	T18		G28 4 bigger
Condition Assessment Criteria				Criterion passed (Yes or No)								Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).			Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature) <sup>1</sup> .			Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.			No	Yes	No	Yes	No	No	No	Yes	Yes	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			Yes	Yes	No	No	Yes	No	No	Yes	No	Yes
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			No	No	No	Yes	No	No	Yes	Yes	No	Yes
Number of criteria passed				4	5	3	3	4	3	3	6	3	5
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved ×/√									
Passes 5 or 6 criteria		Good (3)			Yes						Yes		Yes

Passes 3 or 4 criteria	Moderate (2)	Yes		Yes	Yes	Yes	Yes	Yes		Yes		
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
<b>Suggested enhancement interventions to improve condition score<sup>2</sup></b>												





Condition Sheet: INDIVIDUAL TREES Habitat Type											
Habitat Types											
<b>Individual trees – Urban trees</b> <b>Individual trees – Rural trees</b> 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											
<b>Individual trees (description applied to the urban or rural environment):</b> Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.  <b>Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):</b> 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							
				Survey reference (if relating to a wider survey)							
Limitations (if applicable)				Habitat parcel reference							
				26819							
				438							
Condition Assessment Criteria				Grid reference							
				G15							
				Criterion passed (Yes or No)							Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).			Yes							
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).			Yes							
C	The tree is mature (or more than 50% within the block are mature) <sup>1</sup> .			Yes							
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.			No							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			Yes							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			Yes							
Number of criteria passed				5							
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score			Score Achieved ×/√							
Passes 5 or 6 criteria	Good (3)			Yes							



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### 7.3. POST-DEVELOPMENT CONDITION ASSESSMENT SHEETS

Condition Sheet: URBAN Habitat Type													
Habitat Types													
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground													
Habitat Description													
See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: <a href="#">ukhab – UK Habitat Classification</a>													
On-site or off-site, site name and location			Survey date and Surveyor name										
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										Notes (such as justification)
			New SuDS	Allotment									
		Grid reference											
Condition Assessment Criteria			Criterion passed (Yes or No)										Notes (such as justification)
Core Criteria - must be assessed for <b>all urban habitat types</b> :													
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.		Y	N									
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.		Y	Y									
C	Invasive non-native plant species (listed on Schedule 9 of WCA <sup>1</sup> ) and others which are to the detriment of native wildlife (using professional judgement) <sup>2</sup> cover less than 5% of the total vegetated area <sup>3</sup> .  <b>Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</b>		Y	Y									
Additional Criterion - must be assessed for <b>Open mosaic habitat on previously developed land</b> only:													
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.												
Additional Criteria - must be assessed for <b>Bioswale and SuDS</b> habitat types only:													
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife <sup>4</sup> .		Y										
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		Y										
Additional Criterion - must be assessed for <b>Intensive green roofs</b> only:													
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).												
Additional Criterion - must be assessed for <b>Biodiverse green roofs</b> only:													

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

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)												
UK Habitat Classification (UKHab) Habitat Type												
Grassland - Modified grassland												
Habitat Description												
ukhab – UK Habitat Classification												
On-site or off-site, site name and location												
	Survey date and Surveyor name											
Limitations (if applicable)	Survey reference (if relating to a wider survey)											
	Habitat parcel reference											
Condition Assessment Criteria	Grid reference											
	Criterion passed (Yes or No)											
Notes (such as justification)												
A	There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (these may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b>  Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m <sup>2</sup> (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.	Y										
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N										
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).  Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y										
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N										
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .	N										
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y										
G	There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).	Y										
Essential criterion achieved (Yes or No)		Y										
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)	X										
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)											
Suggested enhancement interventions to improve condition score												

**Footnotes**

**Footnote 1** – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

**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).

Condition sheet: HEDGEROW Habitat Types													
Habitat Type													
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch													
Habitat Description													
<a href="#">ukhab – UK Habitat Classification</a>													
On-site or off-site, site name and location		Survey date and Surveyor name											
Limitations (if applicable)		Survey reference (if relating to a wider survey)											
Condition Assessment Details													
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.													
This assessment is based on the Hedgerow Survey Handbook <sup>1</sup> and Favourable Conservation Status document <sup>2</sup> . For further clarification please refer to the Hedgerow Survey Handbook.													
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.													
Hedgerow favourable condition attributes													
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Habitat parcel reference										Notes (such as justification)
			Enhanced										
			Grid reference										
			H7										
Core groups - applicable to all hedgerow types			Criterion passed (Yes or No)								Notes (such as justification)		
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.  Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).  A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y									
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.  Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height.  Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y									
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.  Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y									

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).  Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y															
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow.  Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow.  This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N															
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N															
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA <sup>3</sup> ) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website <sup>4</sup> , as well as the BSBI website <sup>5</sup> where the 'Online Atlas of the British and Irish Flora' <sup>6</sup> contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website <sup>7</sup> .	Y															
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.  This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y															

**Additional group - applicable to hedgerows with trees only**

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient <sup>8</sup> ), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.																
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.																

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees			Score achieved					
Category	Category Requirements	Metric Score						
Good	No more than 2 failures in total; <b>AND</b> No more than 1 failure in any functional group.	3						

Moderate	No more than 4 failures in total; <b>AND</b> <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2								
Poor	Fails a total of more than 4 attributes; <b>OR</b> <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1								
<b>Score achieved:</b>										
<b>Condition categories for hedgerows with trees</b>			<b>Score achieved</b>							
<b>Category</b>	<b>Category Requirements</b>	<b>Metric score</b>								
Good	No more than 2 failures in total; <b>AND</b> No more than 1 failure in any functional group.	3								
Moderate	No more than 5 failures in total; <b>AND</b> <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2								
Poor	Fails a total of more than 5 attributes; <b>OR</b> <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1								
<b>Score achieved:</b>										
<b>Suggested enhancement interventions to improve condition score</b>										



Passes 3 or 4 criteria	Moderate (2)	x															
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 <sup>2</sup>																	



Number of criteria passed		3											
Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved * / √											
Passes 6- 8 criteria, including essential criteria A and B.	Good (3)												
Passes 4 or 5 criteria; OR Passes 6 or 7 criteria but fails an essential criterion.	Moderate (2)												
Passes 3 or fewer criteria.	Poor (1)	X											
Suggested enhancement interventions to improve condition score													
Footnotes													

Condition Sheet: POND Habitat Type												
Habitat Type												
Lakes - Ponds (priority habitat)												
Lakes - Ponds (non-priority habitat)												
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]												
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]												
Habitat Description												
Enhanced Ponds												
<a href="#">ukhab – UK Habitat Classification</a>												
On-site or off-site, site name and location	Survey date and Surveyor name											
	Survey reference (if relating to a wider survey)											
Limitations (if applicable)	Habitat parcel reference										Notes (such as justification)	
	P1	P2	P3	P4	P5							
Grid reference												
Condition Assessment Criteria												
Criterion passed (Yes or No)												
Core Criteria - applicable to all ponds (woodland <sup>1</sup> and non-woodland):												
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y	Y	Y	Y	Y						
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N	N	N	N	Y						
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Y	Y	Y	Y	Y						
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Y	Y	Y	Y	Y						
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams <sup>2</sup> , pumps or pipework.	N	N	N	N	N						
F	There is an absence of listed non-native plant and animal species <sup>3</sup> .	Y	Y	Y	Y	Y						
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y	Y	Y	Y	Y						
Additional Criteria - must be assessed for all non-woodland ponds:												
H	Emergent, submerged or floating plants (excluding duckweed) <sup>4</sup> cover at least 50% of the pond area which is less than 3 m deep.	N	N	N	N	N/A						
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	N	N	N	N	N/A						
Number of criteria passed												
Condition Assessment Result	Condition Assessment Score	Score Achieved * / √										
Results for woodland ponds which require assessment of 7 core criteria												









H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback <sup>9</sup> .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present <sup>9</sup> .	Greater than 25% tree mortality and or any high-risk pest or disease present <sup>9</sup> .	2														
I	Vegetation and ground flora	Recognisable NVC plant community <sup>10</sup> at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community <sup>10</sup> at ground layer present.	No recognisable woodland NVC plant community <sup>10</sup> at ground layer present.	2														
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland <sup>11</sup> .	Two storeys across all survey plots <sup>11</sup> .	One or less storey across all survey plots <sup>11</sup> .	2														
K	Veteran trees	Two or more veteran trees <sup>12</sup> per hectare.	One veteran tree <sup>12</sup> per hectare.	No veteran trees <sup>12</sup> present in woodland.	1														
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities <sup>13</sup> .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities <sup>13</sup> .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities <sup>13</sup> .	2														
M	Woodland disturbance	No nutrient enrichment or damaged ground evident <sup>14</sup> .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground <sup>14</sup> .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground <sup>14</sup> .	2														
<b>Total Score (out of a possible 39)</b>					26														
<b>Condition Assessment Result</b>		<b>Condition Assessment Score</b>			<b>Result Achieved</b>														
Total score >32 (33 to 39)		Good (3)																	
Total score 26 to 32		Moderate (2)			x														
Total score <26 (13 to 25)		Poor (1)																	
<b>Suggested enhancement interventions to improve condition score</b>																			

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#### 7.4. KEY POST-DEVELOPMENT HABITATS OVERLAID ON THE MASTERPLAN

Key:

-  New Allotment
-  New SuDS
-  New Other Neutral Grassland
-  New Trees



Base Map: Chester Road, Hartford Development Framework Plan (Option 2; Ref: P21-2360\_DE\_003A)

Scale: 1:6700

Checked By: OC

Drawn By: CO

Approved By: OC

Client: Redrow Homes

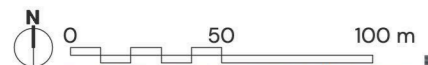
Site: Chester Road, Hartford

Project Number: 20-2633 | Rev: 1.0

Collington Winter Environmental 2025

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## 7.5. POST-DEVELOPMENT MASTERPLAN



KEY			
	SITE BOUNDARY 33.96 HA / 83.91 AC		NEW WOODLAND PLANTING
	SITE ACCESS VIA CHESTER ROAD		NEW STRUCTURAL PLANTING
	RESIDENTIAL DEVELOPMENT 16.6 HA @ 35 DPH = CIRCA 581 UNITS		NEW TREE PLANTING
	POTENTIAL SCHOOL SITE 0.86 HA / 2.13 AC		COMMUNITY ORCHARD
	POTENTIAL LOCAL AMENITIES 0.77 HA / 1.9 AC		LOCALLY EQUIPPED AREA FOR PLAY (LEAP)
	PUBLIC OPEN SPACE (inc suds) 15.32 HECTARES - 45.11% OF TOTAL REDLINE AREA		LOCAL AREA OF PLAY (LAP)
	PRIMARY STREET INCORPORATING PED/CYCLE WAYS		NEAP
	SECONDARY STREET INCORPORATING RAINWATER CORRIDORS		PLAY ON THE WAY TRAIL LOCATIONS
	TERTIARY STREETS		PYLON WITH OVERHEAD CABLES OFFSET
	FOCAL SPACES		PYLON WITH SWING OFFSET
	PRIVATE LANES		EMERGENCY ACCESS POINT
	EXISTING PUBLIC RIGHTS OF WAY		CONNECTIONS TO EXISTING INFRASTRUCTURE
	EXISTING RESTRICTED BYWAY		SUSTAINABLE DRAINAGE
	ACTIVE TRAVEL / CYCLE ROUTES		SWALE NETWORK
	KEY FOOTPATHS		EMERGENCY LANE
	MOWN PATHS		FLOOD RISK (MEDIUM)
	EXISTING TREES		FLOOD RISK (HIGH)
	WILDFLOWER PLANTING		VEGETATION TO BE REMOVED

### KEY PRINCIPLES

1. PRIMARY ACCESS POINT VIA CHESTER ROAD;
2. PRIMARY VEHICULAR MOVEMENT;
3. SECONDARY STREETS;
4. KEY ACTIVE TRAVEL ROUTES PROVIDING A FULLY CIRCULATORY MOVEMENT INFRASTRUCTURE;
5. THEMED COMMONS AND GREENS PROVIDING AN EQUIPPED AREA OF PLAY;
6. ON THE WAY AND LOCAL PLAY PROVIDING INFORMAL RECREATION;
7. HARTFORD PARKLAND PROVIDING A LANDSCAPED SPACE FOR ECOLOGICAL AND BIO-DIVERSITY ENHANCEMENTS;
8. COMMUNITY USE SPACES IN THE FORM OF ALLOTMENTS AND COMMUNITY ORCHARD;
9. KEY VIEWING GREENWAYS TO SURROUNDING CONTEXT;
10. WOODLAND EXTENSION AND REINSTATED HEDGEROWS PROVIDING VEGETATION ENHANCEMENTS;
11. MAXIMUM OUTWARD FACING DEVELOPMENT OVER NEWLY CREATED PUBLIC OPEN SPACE.

PUBLIC OPEN SPACE REQUIREMENTS TAKEN FROM DM35 OPEN SPACE AND NEW DEVELOPMENT				
TYPOLGY	REQUIREMENT (SQM PER UNIT)	PROVISION FOR SITE (581 UNITS)	ACHIEVED?	OVERPROVISION?
ALLOTMENTS	3.45	2004 SQM	Y (0.20 HA)	NO OVERPROVISION
AMENITY / NATURAL GREEN SPACE (INC SUDS)	23	13363 SQM	Y (14.31 HA)	OVERPROVISION OF 12.97 HECTARES
PARKS AND RECREATION GROUNDS (EXCLUDING PITCHES AND FIXED SPORTS SPACE)	11.5	6682 SQM	Y (0.67 HA)	NO OVERPROVISION
PLAY SPACE (CHILDREN)	1.15	668 SQM	Y (0.1 HA)	OVERPROVISION OF 0.03 HECTARES
PLAY SPACE (YOUTH)	0.69	401 SQM	Y (0.04 HA)	NO OVERPROVISION

## CHESTER ROAD, HARTFORD - DEVELOPMENT FRAMEWORK PLAN OPTION 2



