

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site. Grange Farm, Croxton	Survey date and Surveyor name	12.02.26. Celia Commowick
Limitations (if applicable)	Survey undertaken in February	Survey reference (if relating to a wider survey)	
Grid reference	TA 09417 13302	Habitat parcel reference	g4
Habitat Description			
Species-poor modified grassland.			
<a href="#">ukhab – UK Habitat Classification</a>			
Condition Assessment Criteria		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.	No	Average of 5 species/m sq
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Grassland appears to be managed
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).  Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	No scrub present
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .	Yes	Bare patches present
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
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)	X	
Suggested enhancement interventions to improve condition score			
Footnotes			
<p><b>Footnote 1</b> – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>.</p> <p><b>Footnote 2</b> – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.</p> <p><b>Footnote 3</b> – 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.</p> <p><b>Footnote 4</b> – Wildlife and Countryside Act 1981 (as amended).</p>			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site. Grange Farm, Croxton	Survey date and Surveyor name	12.02.26. Celia Commowick
Limitations (if applicable)	Survey carried out in February	Survey reference (if relating to a wider survey)	
Grid reference	TA 09414 13262, TA 09463 13286, TA 09402 13279	Habitat parcel reference	g3c
Habitat Description			
Areas of grassland around building and adjacent to access track. Quite sparse in places but over 50% vegetation cover. Moderate diversity ranging from 9-11sp/m sq with abundant Yorkshire-fog, cock's-foot and creeping bent present.			
<a href="#">ukhab – UK Habitat Classification</a>			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). <sup>1</sup>  <b>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>	No	High cover of sub-optimal species present, such as creeping buttercup, white clover, broad-leaved dock and spear thistle.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Tall forbs and short-sward grassland present
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens <sup>2</sup> .	No	Area of bare ground is over 5%.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	
E	Combined cover of species indicative of suboptimal condition <sup>3</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.  If any invasive non-native plant species <sup>4</sup> (as listed on Schedule 9 of WCA <sup>5</sup> ) are present, this criterion is automatically failed.	Yes	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).  <b>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</b>	No	If discounting sub optimal species, then less than 10sp/m sq present.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		3	
Condition Assessment Result	Condition Assessment Score	Score Achieved	
<b>Acid grassland types (Result out of 5 criteria)</b>			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
<b>Non-acid grassland types (Result out of 6 criteria)</b>			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	X	
Suggested enhancement interventions to improve condition score			
Notes			
<b>Footnote 1</b> - Professional judgement should be used alongside the UKHab description.  <b>Footnote 2</b> – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.  <b>Footnote 3</b> - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.  <b>Footnote 4</b> – 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, by applying professional judgement.  <b>Footnote 5</b> – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
<b>Habitat Types</b>			
<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>			
<b>Habitat Description</b>			
Single mature beech tree on site			
<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.			
<b>On-site or off-site, site name and location</b>	On-site. Grange Farm, Croxton	<b>Survey date and Surveyor name</b>	12.02.26. Celia Commowick
<b>Limitations (if applicable)</b>	N/a	<b>Survey reference (if relating to a wider survey)</b>	
<b>Grid reference</b>	TA 09421 13253	<b>Habitat parcel reference</b>	T1
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	Beech - Fagus sylvatica
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	Snag ends noted
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Other neutral grassland beneath
<b>Number of criteria passed</b>		6	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved *//
Passes 5 or 6 criteria		Good (3)	X
Passes 3 or 4 criteria		Moderate (2)	
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: URBAN Habitat Type			
<b>Habitat Types</b>			
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			
<b>Habitat Description</b>			
Area of sparsely vegetated ground where vegetation cover is less than 50% and comprises ruderal and ephemeral species.			
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>			
<b>On-site or off-site, site name and location</b>	On-site. Grange Farm, Croxton	<b>Survey date and Surveyor name</b>	12.02.26. Celia Commowick
<b>Limitations (if applicable)</b>	Survey undertaken in February	<b>Survey reference (if relating to a wider survey)</b>	
<b>Grid reference</b>	TA 09464 13313	<b>Habitat parcel reference</b>	u1f
<b>Condition Assessment Criteria</b>		<b>Criterion passed (Yes or No)</b>	<b>Notes (such as justification)</b>
<b>Core Criteria - must be assessed for 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.	No	Not much variation present
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	
C	Invasive non-native plant species (listed on Schedule 9 of WCA <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>	Yes	No INNS noted
<b>Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:</b>			
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.		
<b>Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:</b>			
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> .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
<b>Additional Criterion - must be assessed for Intensive green roofs only:</b>			
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).		
<b>Additional Criterion - must be assessed for Biodiverse green roofs only:</b>			
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>		
<b>Essential criteria relevant for habitat type achieved (Yes or No)</b>			Yes
<b>Number of criteria passed</b>			2
<b>Condition Assessment Result</b>	<b>Condition Assessment Score</b>	<b>Score Achieved x/√</b>	
<b>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):</b>			
• 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)		
<b>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):</b>			
• 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)		
<b>Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):</b>			
• 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)		
• 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)		
<b>Suggested enhancement interventions to improve condition score</b>			
<b>Footnotes</b>			