

Biodiversity Impact Assessment

M Scott Properties Ltd

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Land to the West of Watling Street, Park Street, St Albans



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Ecology

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Landscape

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REVISION HISTORY

| Rev | Description of change | Date | Initials |
|-----|-------------------------------------------------|------------|----------|
| 1 | Original report | 13.12.2021 | JA |
| 2 | Amendments to report following change in layout | 04.01.2022 | JA |
| | | | |

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DISCLAIMER

It should be noted that the information above provides details of the Site's current ecological situation. In the event that the proposed development does not commence within 12 months of the date of this report, further advice should be sought from a suitably qualified ecologist as to whether the information provided requires updating in light of changing ecological conditions.

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1. EXECUTIVE SUMMARY

- 1.1 Lockhart Garratt Ltd was commissioned by M Scott Properties Ltd to carry out a Biodiversity Impact Assessment (BIA) for land to the west of Watling Street, Park Street, St Albans.
- 1.2 This assessment has been undertaken using the Biodiversity Metric 3.0.
- 1.3 Overall, the Proposed Development will result in an increase in habitat units within the Site, totalling a net gain in biodiversity of **29.72%**.
- 1.4 Maximising biodiversity will require appropriate management of the habitats within the Site upon completion of the Proposed Development.
- 1.5 In addition to the net gain in area habitats, the Proposed Development should incorporate the following features that will benefit biodiversity:
 - Bat and bird boxes, some of which will be integrated into the buildings; and
 - Hibernacula and log piles.

2. INTRODUCTION

Terms of Instruction

- 2.1 Lockhart Garratt Ltd was commissioned by M Scott Properties Ltd to carry out a Biodiversity Impact Assessment (BIA) for land to the west of Watling Street, Park Street, St Albans.

Documents Provided

- 2.2 As background information, the following documentation was provided:

- Illustrative Layout – IL 01 (thrive architects)

Site Description

- 2.3 The site is located to the west of Watling Street and Park Street to the south of the city of St. Albans at grid reference: TL 14555, 04483 (hereafter referred to as “the Site”). The assessment covered the whole of the Site, which is approximately 4.30ha in area.
- 2.4 At the time of the assessment the Site mostly comprised arable farmland with adjacent habitats as tall ruderal, scattered trees and broadleaved woodland.
- 2.5 The Site was bounded by Watling Street to the east and residential housing and associated gardens to the east, north and south. To the western boundary were areas of rough grassland and scrub with scattered trees and arable farmland beyond. Further to the north of the Site was the A414 North Orbital Road, subject to a high volume of traffic during busy periods.
- 2.6 The Site location plan is provided below at **Figure 1** and a survey boundary plan is provided below at **Figure 2**.

Aim of the study

- 2.7 The purpose of this report is to assess the impact of the Proposed Development upon biodiversity within the Site with reference to the DEFRA Metric 3.0.

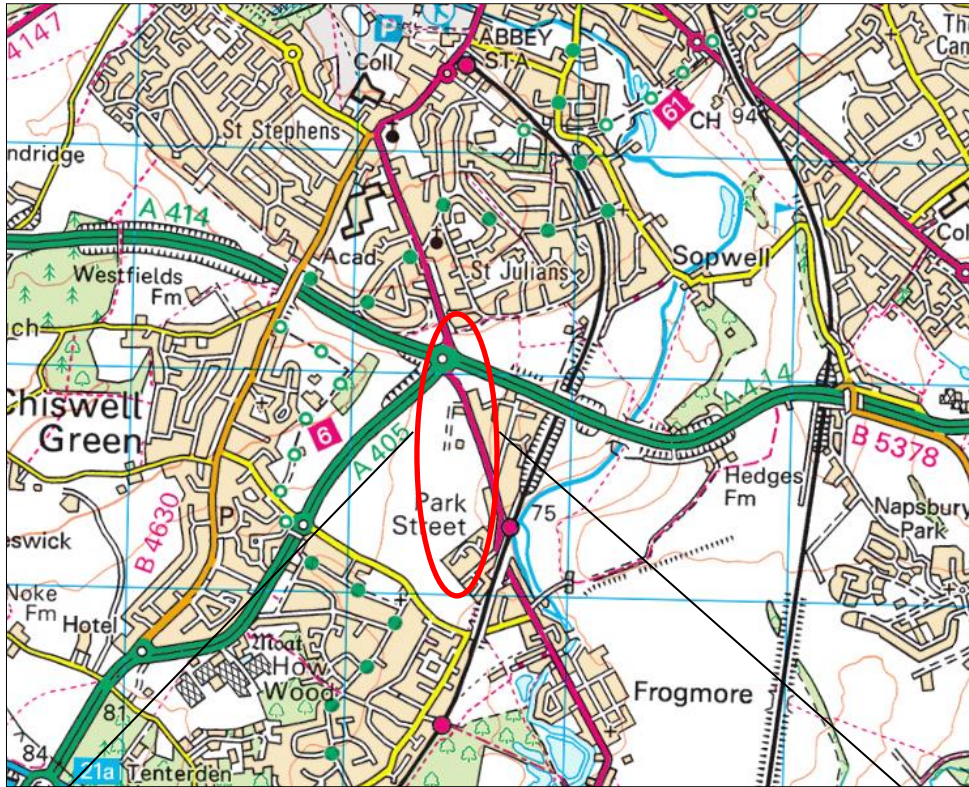


Figure 1: Site Location Plan

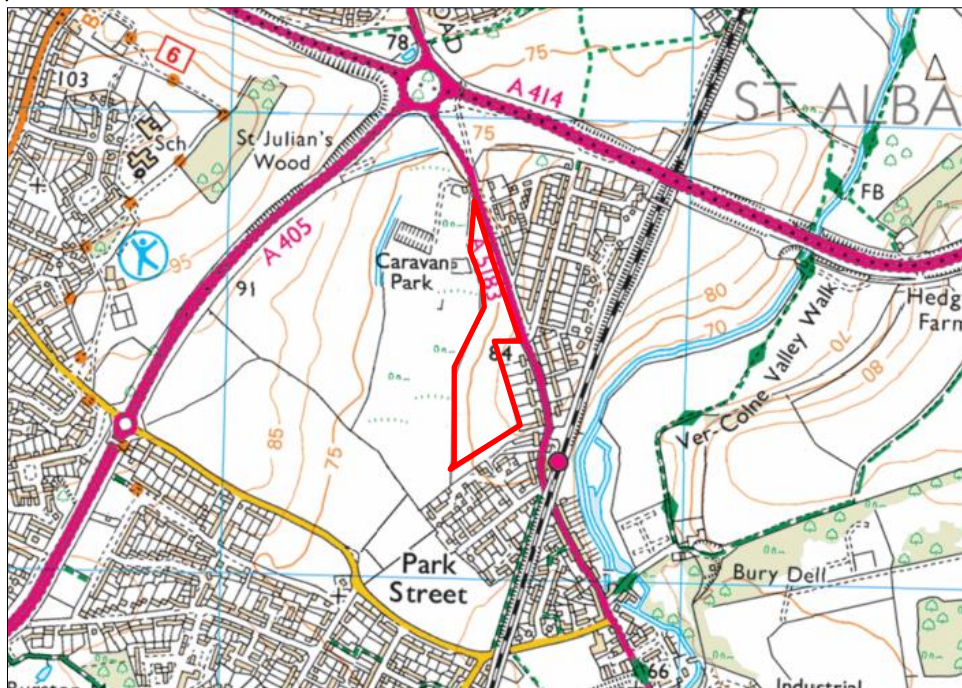


Figure 2: Survey Boundary Plan

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3. METHODOLOGY

3.1 The methodology for the ecological assessment was split into two main areas: a habitat survey and biodiversity impact assessment. These are discussed in more detail below.

Habitat survey

3.1 A Preliminary Ecological Appraisal (PEA) was undertaken by Alison Saunders on 29th July 2021 in order to ascertain the general ecological value of the Site and to determine the need for further assessment.

3.2 The PEA was undertaken in accordance with standard Phase 1 habitat methodology (JNCC, 2010¹). The Phase 1 methodology involves the classification of habitat types based on vegetation present. The Site was classified into areas of similar botanical community types, with a representative species list provided for each habitat type identified.

Biodiversity Impact Assessment

3.3 The DEFRA Biodiversity Metric 3.0 (“the Metric”) provides a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change.

3.4 Following a survey and habitat mapping, the areas of habitats within a site are inputted into the Metric using the UK Habitat Classification² (UKHab). Each habitat has a predetermined distinctiveness score, which is inputted once the habitat is selected. The distinctiveness score reflects how rare that habitat is across England and whether the habitat is considered a Priority Habitat in accordance with S.41 of the Natural Environment and Rural Communities Act, 2006³. Distinctiveness scores range from ‘Low’ to ‘Very High’.

3.5 Once the classification and distinctiveness of the habitat has been determined, the condition of the habitat must be assessed. These condition assessments are defined within the technical supplement to the Metric and provide a set of criteria against which differing habitats are assessed. Depending on how many of the criteria the habitat passes, the condition can then be classified on a scale ranging from ‘Poor’ to ‘Good’ with a corresponding score of 1-3.

3.6 The final part of the Metric baseline calculation is the strategic significance of a site within the wider landscape. The Metric will add additional value to habitats within a preferred location for biodiversity i.e. within an area formally identified within local strategy. This may include Biodiversity Action Plans, Nature Recovery Areas and green infrastructure strategies.

3.7 Habitats outside of these areas are assigned a low strategic significance, which is not penalised, but adds no further value to the habitat score.

3.8 Once all of this information is provided, the Metric will calculate a total baseline biodiversity value for a site taking into account all of the aforementioned features (“the Baseline Calculation”).

3.9 Using the PEA survey data, the habitats were re- classified using the UKHab. This information was used to provide the Baseline Calculation.

¹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit.

² <https://ecountability.co.uk/ukhabworkinggroup-ukhab/>

³ <https://jncc.gov.uk/our-work/uk-bap-priority-habitats/>

- 3.10 Once the Baseline Calculation has been established, a comparison can be made against what habitats will be retained, enhanced and created within the Site upon completion of the Proposed Development (“the Post-Development Calculation”).
- 3.11 Habitats are input into the Metric using UKHab and assigned a condition and strategic significance in the same way as the Baseline Calculation. Once complete the difference between the number of habitat units within the Baseline Calculation and the Post-Development Calculation are compared to provide an overall net loss or gain in biodiversity within the Site.

4. THE BASELINE CALCULATION

Habitat Classification

4.1 The PEA confirmed the following habitats to be present within the Site:

- Arable
- Tall ruderal
- Broadleaved semi-natural woodland

4.2 In order to input these habits into the Metric they need to be converted to UKHab classification and a summary of the UKHab equivalent habitat is presented at **Table 1**.

4.3 These habitats have been classified following guidance within the UKHab field key and the UKHab Category Definitions document. A plan detailing the location of these habitats is presented at **Appendix 1**.

Table 1: Summary of UKHab habitats within the Site

| Phase 1 Habitat Classification | UKHab Classification |
|-----------------------------------|-------------------------------------|
| Arable | Cropland – cereal crop (c1c) |
| Tall ruderal | Grassland – modified grassland (g4) |
| Broadleaved semi-natural woodland | Woodland – broadleaved; other (w1f) |

Condition Assessment

4.4 Using the condition sheets as set out within the Metric, the conditions of the habitats within the Site were assessed. A summary of these conditions assessments is presented in **Table 2** with the full detail provided within **Appendix 2**.

4.5 In the case of the Site, it should be noted that c1c cropland habitats are pre-assigned a condition score within the Metric and are not subject to a condition assessment.

Table 2: Summary of baseline condition assessments

| Uk Hab Classification | Condition Assessment used | Condition | Score |
|-------------------------------|---------------------------|-----------|-------|
| Grassland | Grassland; low | Moderate | 2 |
| Woodland – broadleaved; other | Woodland | Poor | 1 |

Strategic Significance

4.6 For the purposes of the Metric Calculation, the habitats within the Site have been classified as having a moderate Strategic Significance as the Site is in a 'Location ecologically desirable but not in local strategy'. This assessment is based on the closed proximity of the Site to nearby Sites of Special Scientific Interest and Local Wildlife Sites.

Baseline Metric Calculation

4.7 The results of the Metric Calculation are set out in **Appendix 3**. The Baseline Calculation for the Site confirms as follows:

- Cropland – c1c – 4.15ha = 9.13 habitat units

- Grassland – $g3 - 0.196 = 0.86$ habitat units
- Woodland – $w1f - 0.014ha = 0.06$ habitat units
- **Total baseline biodiversity for the Site = 10.05 habitat units**

5. THE POST-DEVELOPMENT CALCULATION

Habitat Classification

5.1 The Post-Development Calculation has been undertaken using the illustrative layout plan from thrive architects dated 25th November 2021 (“the Layout Plan”).

Habitat Creation

5.2 The proposed habitats to be created within the Site have been translated from the Layout Plan into UKHab classifications for the purpose of inputting into the Metric.

Table 3: Summary of habitat creation in accordance with the Landscape Plan

| Landscape Plan description | UKHab Classification |
|-------------------------------|----------------------------------------------|
| SUDS | Urban – SUDS feature (u1) |
| Gardens | Urban – vegetated garden (u1) |
| LEAP | Grassland – modified grassland (g4) |
| Grassland / public open space | Grassland – other neutral grassland (g3) |
| Buildings | Urban – developed land, sealed surface (u1b) |
| Hardstanding | Urban – developed land, sealed surface (u1b) |

5.3 In relation to the boundaries of the Site there will also be some infilling and buffering of existing vegetation. This is likely to be in the form of tree and hedgerow planting. Given that this is a high level assessment without a detailed landscaping design, a precautionary approach has been taken at this stage. It is likely that at a more detailed landscape stage the Metric calculation will be increased further with these additions.

Habitat Retention

5.4 In addition to habitat creation, there will also be retention of existing habitats within the Site. All of the woodland in the south-east of the Site will be retained as part of the Proposed Development. Furthermore, the majority (0.169ha) of the tall ruderal habitat along the east and the south-east of the Site will also be retained and protected during the development process.

Condition Assessment

5.5 Using the condition sheets as set out within the Metric, the conditions of the habitats within the Site were assessed. **Table 4** sets out a summary of the conditions, the full condition assessments are presented at **Appendix 4**.

5.6 It should be noted that urban u1b and ulb5 habitats are pre-assigned a condition score within the Metric and are not subject to a condition assessment. Furthermore, vegetated garden habitats are not subject to a condition assessment as the Metric states that this has a condition fixed at ‘Poor’.

5.7 The condition assessments have been based on the detail provided in the Layout Plan and on the assumption that a management plan suitable for the desired habitat type will be implemented. The condition assessments have been undertaken based on the habitat’s time to condition target as opposed to the condition of the habitat when it is first created.

5.8 In relation to the grassland/public open space areas, this has been categorised as ‘other neutral grassland’, as it is understood that a species rich seed mix will be used for the planting of this area. There have been assumptions made about the condition of this habitat, however, as it will

form part of the wider open space within the Site and will be open to public use. As such, it has been assumed that 50% of this habitat will be mown more regularly during the summer to create paths through the grassland and allow for easier public access. There may also be an element of trampling in these areas or those close to hardstanding footways and therefore this reduced condition takes into account these areas as well. The remaining 50% is likely to be in areas that are less accessible to the public i.e. along boundary lines or around the waterbodies and therefore should be managed for biodiversity with less frequent cutting to promote species richness.

Table 4: Summary of Condition Assessments for Post Development Calculation

| Landscape Plan description | UKHab habitat | Condition sheet used | Condition |
|----------------------------|------------------------------------------|--------------------------------|-----------|
| SUDS | Urban – SUDS features | Urban | Good |
| LEAP | Grassland – modified grassland (g4) | Grassland – low | Poor |
| Grassland (POS) | Grassland – other neutral grassland (g3) | Grassland – med, high & v.high | Good |
| Grassland (POS) | Grassland – other neutral grassland (g3) | Grassland – med, high & v.high | Moderate |

Post-Development Biodiversity Value

5.9 The results of the Metric Calculation are set out in **Appendix 3**. The Post-Development calculation for the Site confirms as follows:

Habitat retention

- Woodland – other woodland; broadleaved (w1f) 0.014ha = 0.06 habitat units
- Grassland – modified (g4) 0.169ha = 0.74 habitat units

Habitat creation

- Grassland – other neutral (g3) 1.075ha = 9.67 habitat units
- Grassland – modified (g4) 0.048ha = 0.18 habitat units
- Urban – vegetated garden (u1) 1.029ha = 2.18 habitat units
- Urban – SUDS (u1) 0.055ha = 0.20 habitat units
- Urban – developed land, sealed surface (u1b) 1.881ha = 0 habitat units
- **Total post development biodiversity for the Site = 13.03 habitat units (rounded to 13.04 in the Metric).**

6. CONCLUSION

Summary

- 6.1 The Proposed Development will result in an increase in habitat units within the Site totalling a net gain in biodiversity of **29.72%**.
- 6.2 Maintenance of these habitats will require appropriate management and the condition assessments for the Post-Development Calculation have been undertaken on this assumption. In particular the following points should be considered when informing and managing the soft landscaping within the Site;
- The habitats should contain a variety in structure and species, with the latter being native and / or beneficial to pollinators.
 - Structure within the longer grassland/wildflower areas can be achieved through a varied mowing regime, providing some slightly shorter areas (ecotones) as well in the seeding – allowing the occasional bare patches to aid germination.
 - Scrub, hedgerow and tree species should be chosen be native and climate resilient as well as being chosen for their potential to provide food and shelter for birds and small mammals.

Wider Biodiversity within the Site

- 6.3 The principles of biodiversity net gain are not purely related to the figures within the Metric and is noted that additional features could be implemented as part of the Proposed Development. Further detail regarding suggested features can be found within the recommendations for enhancement within the PEA Report.

7. APPENDICES

Appendix 1: Baseline habitat plan

Ref: 21-0851 v2

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514500 000000

514600 000000







514700 000000

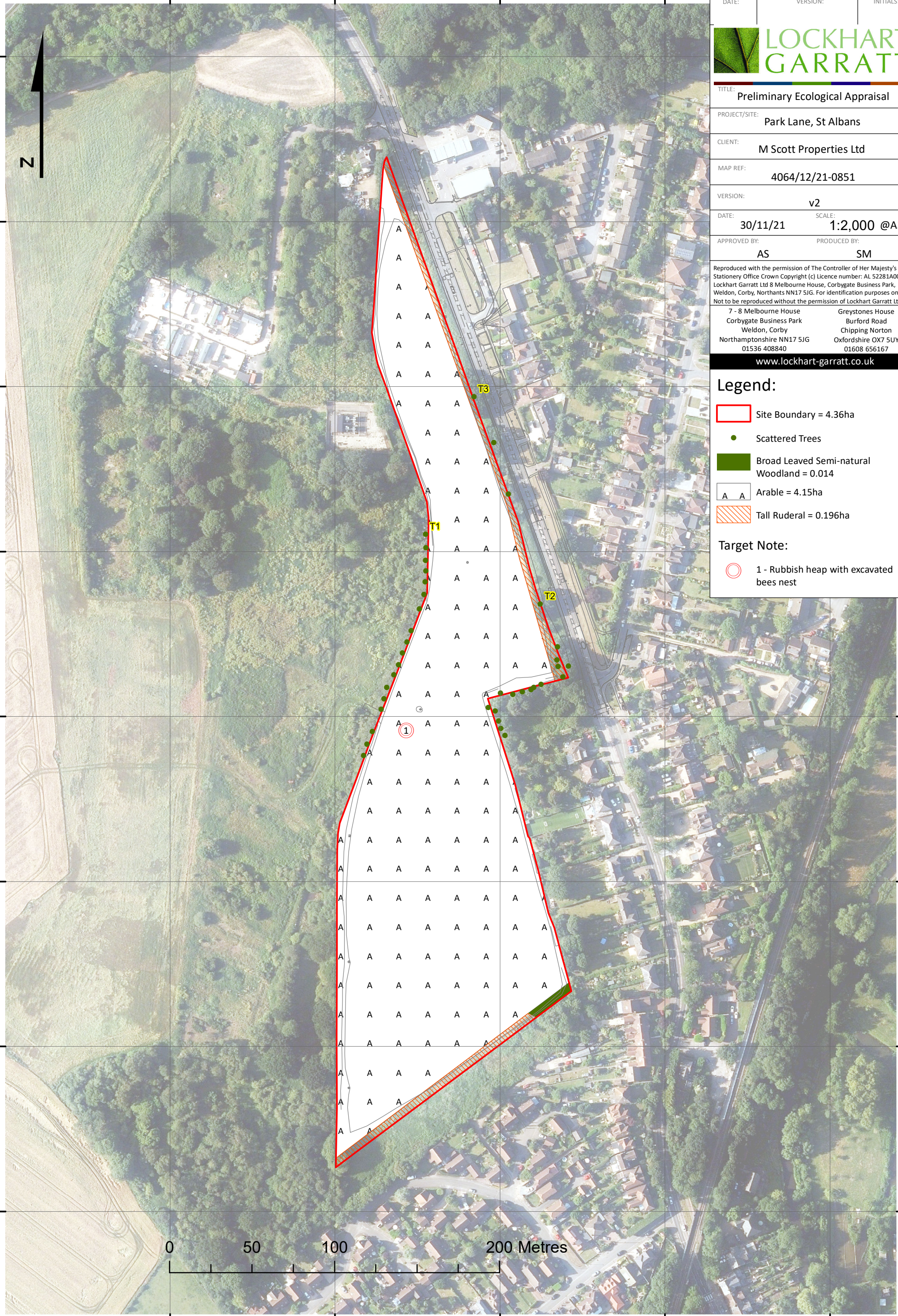
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| REVISIONS: | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------|
| DATE: | VERSION: | INITIALS: |
|  | | |
| TITLE: Preliminary Ecological Appraisal | | |
| PROJECT/SITE: Park Lane, St Albans | | |
| CLIENT: M Scott Properties Ltd | | |
| MAP REF: 4064/12/21-0851 | | |
| VERSION: v2 | | |
| DATE: 30/11/21 | SCALE: 1:2,000 @A3 | |
| APPROVED BY: AS | PRODUCED BY: SM | |
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Legend:

-  Site Boundary = 4.36ha
 -  Scattered Trees
 -  Broad Leaved Semi-natural Woodland = 0.014
 -  Arable = 4.15ha
 -  Tall Ruderal = 0.196ha
- Target Note:**
-  1 - Rubbish heap with excavated bees nest



0 50 100 200 Metres

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514500 000000

514600 000000

514700 000000

514800 000000

Appendix 2: Biodiversity Baseline Condition Assessments

Ref: 21-1610

| Condition Sheet: WOODLAND Habitat Type | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------|
| UKHab Habitat Type(s) | | | | |
| Woodland and forest - Lowland beech and yew woodland | | | | |
| Woodland and forest - Lowland mixed deciduous woodland | | | | |
| Woodland and forest - Native pine woodlands | | | | |
| Woodland and forest - Other coniferous woodland | | | | |
| Woodland and forest - Other Scot's pine woodland | | | | |
| Woodland and forest - Other woodland; broadleaved | | | | |
| Woodland and forest - Other woodland; mixed | | | | |
| Woodland and forest - Upland birchwoods | | | | |
| Woodland and forest - Upland mixed ashwoods | | | | |
| Woodland and forest - Upland oakwood | | | | |
| Woodland and forest - Wet woodland | | | | |
| Habitat Description | | | | |
| See UKHab | | | | |
| This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: https://woodlandwildlifetoolkit.sylva.org.uk/assess | | | | |
| Condition Assessment Criteria | | | | |
| Indicator | Good (3 points) | Moderate (2 points) | Poor (1 point) | Score per indicator |
| 1 Age distribution of trees ¹ | Three age classes present | Two age classes present | One age class present | |
| 2 Wild, domestic and feral herbivore damage | No significant browsing damage evident in woodland ² | Evidence of significant browsing pressure is present in 40% or less of whole woodland | Evidence of significant browsing pressure is present in 40% or more of whole woodland | |
| 3 Invasive plant species ³ | No invasive species present in woodland | Rhododendron or laurel not present, other invasive species < 10% cover | Rhododendron or laurel present, or other invasive species > 10% cover | |
| 4 Number of native tree species | Five or more native tree or shrub species found across woodland parcel | Three to four native tree or shrub species found across woodland parcel | None to two native tree or shrub species across woodland parcel | |
| 5 Cover of native tree and shrub species | > 80% of canopy trees and >80% of understory shrubs are native | 50-80% of canopy trees and 50-80% of understory shrubs are native | < 50% of canopy trees and <50% of understory shrubs are native | |
| 6 Open space within woodland ⁴ | 10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply | 21- 40% of woodland has areas of temporary open space | More than 40% of woodland has areas of temporary open space | |
| 7 Woodland regeneration ⁵ | All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth | One or two classes only present in woodland | No classes or coppice regrowth present in woodland | |
| 8 Tree health | Tree mortality less than 10%, no pests or diseases and no crown dieback | 11% to 25% mortality and/or crown dieback or low risk pest or disease present | Greater than 25% tree mortality and or any high risk pest or disease present | |
| 9 Vegetation and ground flora | Ancient woodland flora indicators present | Recognisable NVC plant community present | No recognisable NVC community | |
| 10 Woodland vertical structure ⁶ | Three or more storeys across all survey plots or a complex woodland | Two storeys across all survey plots | One or less storey across all survey plots | |
| 11 Veteran trees ⁷ | Two or more veteran trees per hectare | One veteran tree per hectare | No veteran trees present in woodland | |
| 12 Amount of deadwood | 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps | Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps | Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps | |

| | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--|
| 13 | Woodland disturbance ⁸ | No nutrient enrichment or damaged ground evident | Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground | More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground | |
| Total score (out of a possible 39) | | | | | |
| Condition Assessment Result | | | Condition Assessment Score | | |
| Total score >32 (33 to 39) | | | Good (3) | | |
| Total score 26 to 32 | | | Moderate (2) | | |
| Total score <26 (13 to 25) | | | Poor (1) | | |
| Notes | | | | | |
| <p>Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch, cherry or Sorbus: 0 – 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). A recognisable age class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age class' of young trees.</p> <p>Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.</p> <p>Footnote 3 - See EWBG method INDICATOR 3 for more information. Check for presence of the following invasive non-native species: American skunk cabbage <i>Lysichiton americanus</i>; Himalayan balsam <i>Impatiens glandulifera</i>; Japanese knotweed <i>Fallopia japonica</i>; Cherry Laurel <i>Prunus laurocerasus</i>; Shallon <i>Gaultheria shallon</i>; Snowberry <i>Symphoricarpos albus</i>; Variegated yellow archangel <i>Lamium galeobdolon subsp. argentatum</i>; and Rhododendron <i>Rhododendron ponticum</i>.</p> <p>Footnote 4 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (e.g. glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (e.g. tarmac, buildings, rivers). Area is at least 10m wide with less than 20% covered by shrubs or trees.</p> <p>Footnote 5 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, the regeneration indicator is gathers additional information by considering regeneration potential i.e. if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.</p> <p>Footnote 6 - This indicator is looking at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer.</p> <p>Footnote 7- See EWBG method INDICATOR 12 for more information. All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value. Veteran trees can be classified if they have four out of the five following features:</p> <ol style="list-style-type: none"> 1. Rot sites associated with wounds which are decaying >400 cm²; 2. Holes and water pockets in the trunk and mature crown >5 cm diameter; 3. Dead branches or stems >15 cm diameter; 4. Any hollowing in the trunk or major limbs; 5. Fruit bodies of fungi known to cause wood decay. <p>Footnote 8 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery or animal poaching; litter.</p> | | | | | |

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS

| | | | |
|----------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------|
| Date | 30/11/2021 | Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey) | |
| Weather conditions | | | |
| Surveyor name(s) | Jo Alderton | Unique polygon reference(s) | |
| Project / development name | Park Lane, St Albans | Metric 3.0 habitat type | Broadleaved woodland; other |
| Site name or location | Park Lane, St Albans | Condition assessment required? (y/n) | Y |
| Onsite or offsite? | On site | Condition sheet used | Woodland |
| Reason for assessment (if not baseline condition survey) | Post Development | | |
| Limitations (if applicable) | Based on PEA survey information Site visit carried out in July 2021 | | |

Habitat description

Adjacent to the south east corner of the Site were small areas of broadleaved woodland. Species present included; sycamore *Acer pseudoplatanus*, wych elm *Ulmus glabra*, damson *Prunus domestica*, hawthorn *Crataegus monogyna*, elder *Sambuca nigra*, hazel *Corylus avellana* and dogwood *Cornus sanguinea* with an understory of ivy *Hedera helix*.

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

| Criterion | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | C10 | C11 | C12 | C13 | TOTAL |
|----------------------------------------------------------------|----|----|----|----|----|----|---------------------------------|----|----|------|-----|-----|-----|-------|
| Result | 2 | 3 | 1 | 2 | 3 | 1 | 1 | 3 | 1 | 1 | 1 | 1 | 2 | 22 |
| Photo ref | | | | | | | | | | | | | | |
| Target note ref | | | | | | | | | | | | | | |
| Are any criteria non-negotiable? (Y/N) | | | | | | | Condition (Good/Moderate/Poor): | | | Poor | | | | |
| If Yes are they passed? | | | | | | | | | | | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | | | | | | | | | |

| Condition Sheet: GRASSLAND Habitat Type (low distinctiveness) | | | |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|
| UKHab Habitat Type(s) | | | |
| Grassland - Modified grassland | | | |
| Habitat Description | | | |
| See UKHab | | | |
| Condition Assessment Criteria | | | |
| 1 | There must be 6-8 species per m ² . Note - if a grassland has 9 or more species per m ² it | | |
| 2 | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. | | |
| 3 | Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | | |
| 4 | Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities. | | |
| 5 | Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. | | |
| 6 | Cover of bracken less than 20%. | | |
| 7 | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover. | | |
| Condition Assessment Result | | Condition Assessment Score | |
| Passes 6 or 7 of 7 criteria including non-negotiable criterion 7 | | Good (3) | |
| Passes 4 or 5 of 7 criteria; OR Passes 6 of 7 criteria excluding non-negotiable criterion 7 | | Moderate (2) | |
| Passes 0, 1, 2 or 3 of 7 criteria | | Poor (1) | |
| Notes | | | |
| spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common | | | |

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS

| | | | |
|----------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------|
| Date | 30/11/2021 | Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey) | |
| Weather conditions | | | |
| Surveyor name(s) | Jo Alderton | Unique polygon reference(s) | |
| Project / development name | Park Lane, St Albans | Metric 3.0 habitat type | Modified grassland |
| Site name or location | Park Lane, St Albans | Condition assessment required? (y/n) | Y |
| Onsite or offsite? | On site | Condition sheet used | Grassland; low |
| Reason for assessment (if not baseline condition survey) | Post Development | | |
| Limitations (if applicable) | Based on PEA survey information Site visit carried out in July 2021 | | |

Habitat description

Tall ruderal habitat was located adjacent to the southern and eastern boundaries of the Site. Species present within this habitat included grass species with predominantly common nettle, hemlock Conium maculatum and ragwort Jacobaea vulgaris with creeping thistle Cirsium arvense and burdock Arctium minus.

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

| Criterion | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | C10 | C11 | C12 | C13 | TOTAL |
|----------------------------------------------------------------|----|----|----|----|----|----|---------------------------------|----|----|----------|-----|-----|-----|----------|
| Result | P | F | P | P | P | P | F | NA | NA | NA | NA | NA | NA | 5 passes |
| Photo ref | | | | | | | | | | | | | | |
| Target note ref | | | | | | | | | | | | | | |
| Are any criteria non-negotiable? (Y/N) | | | | | | | Condition (Good/Moderate/Poor): | | | Moderate | | | | |
| If Yes are they passed? | | | | | | | | | | | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | | | | | | | | | |

Appendix 3: Biodiversity Metric Calculation

Ref: 21-1589 v2

Land West of Watling Street, Park Street

Headline Results

[Return to results menu](#)

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|
| On-site baseline | <i>Habitat units</i> | 10.05 |
| | <i>Hedgerow units</i> | 0.00 |
| | <i>River units</i> | 0.00 |
| On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small> | <i>Habitat units</i> | 13.04 |
| | <i>Hedgerow units</i> | 0.00 |
| | <i>River units</i> | 0.00 |
| On-site net % change <small>(Including habitat retention, creation & enhancement)</small> | <i>Habitat units</i> | 29.72% |
| | <i>Hedgerow units</i> | 0.00% |
| | <i>River units</i> | 0.00% |
| Off-site baseline | <i>Habitat units</i> | 0.00 |
| | <i>Hedgerow units</i> | 0.00 |
| | <i>River units</i> | 0.00 |
| Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small> | <i>Habitat units</i> | 0.00 |
| | <i>Hedgerow units</i> | 0.00 |
| | <i>River units</i> | 0.00 |
| Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small> | <i>Habitat units</i> | 2.99 |
| | <i>Hedgerow units</i> | 0.00 |
| | <i>River units</i> | 0.00 |
| Total on-site net % change plus off-site surplus <small>(including all on-site & off-site habitat retention, creation & enhancement)</small> | <i>Habitat units</i> | 29.72% |
| | <i>Hedgerow units</i> | 0.00% |
| | <i>River units</i> | 0.00% |
| Trading rules Satisfied? | Yes | |

Land West of Watling Street, Park Street
A-1 Site Habitat Baseline

Condense / Show Columns Condense / Show Rows
 Main Menu Instructions

| Ref | Habitats and areas | | | Distinctiveness | Condition | Strategic significance | Suggested action to address habitat losses | Ecological baseline |
|-----|---------------------|-----------------------------|-----------------|-----------------|--------------------|-----------------------------------------------------------|-----------------------------------------------------------------|---------------------|
| | Broad habitat | Habitat type | Area (hectares) | Distinctiveness | Condition | Strategic significance | | Total habitat units |
| 1 | Cropland | Cereal crops | 4.15 | Low | N/A - Agricultural | Location ecologically desirable but not in local strategy | Same distinctiveness or better habitat required | 9.13 |
| 2 | Woodland and forest | Other woodland; broadleaved | 0.014 | Medium | Poor | Location ecologically desirable but not in local strategy | Same broad habitat or a higher distinctiveness habitat required | 0.06 |
| 3 | Grassland | Modified grassland | 0.196 | Low | Moderate | Location ecologically desirable but not in local strategy | Same distinctiveness or better habitat required | 0.98 |
| 4 | | | | | | | | |
| 5 | | | 4.36 | | | | | 10.05 |

| Retention category biodiversity value | | | | | | Bespoke compensation agreed for unacceptable losses | Comments | |
|---------------------------------------|---------------|-------------------------|-------------------------|-----------|------------|-----------------------------------------------------|-----------------------------------|-------------------|
| Area retained | Area enhanced | Baseline units retained | Baseline units enhanced | Area lost | Units lost | | Assessor comments | Reviewer comments |
| | | 0.00 | 0.00 | 4.15 | 9.13 | | | |
| 0.014 | | 0.06 | 0.00 | 0.00 | 0.00 | | Woodland in SE corner of the site | |
| 0.169 | | 0.74 | 0.00 | 0.03 | 0.12 | | Tall ruderal | |
| | | | | | | | | |
| 0.18 | 0.00 | 0.81 | 0.00 | 4.18 | 9.25 | | | |

Appendix 4: Post-Development Condition Assessments

Ref: 21-1612

| Condition Sheet: URBAN - NON PRIORITY Habitat Type | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| UKHab Habitat Type | |
| Sparsely vegetated land - Ruderal/ephemeral Urban - Allotments Urban - Bioswale Urban - Brown roof Urban - Cemeteries and churchyards [Use Urban condition sheet as default. Where there are areas of grassland, woodland or scrub above the minimum mappable area, record and assess these as the relevant habitat type] Urban - Extensive green roof Urban - Façade-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 urban drainage feature [in the context of the Biodiversity Metric, this habitat type refers to open SUDS with vegetation and/or open water] Urban - Vacant / derelict land / bare ground | |
| Habitat Description | |
| See UKHab | |
| Condition Assessment Criteria | |
| CORE CRITERIA - applicable to all urban habitat types : | |
| 1 | Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed. A single ecotone (i.e. scrub, grassland, herbs) should not account for more than 80% of the total habitat area. |
| 2 | There is a diverse range of flowering plant species, providing nectar sources for insects. These species may be either native, or non-native but beneficial to wildlife. NB - To achieve GOOD condition, criterion 2 must be satisfied by native species only (rather than non-natives beneficial to wildlife). |
| 3 | Invasive non-native species (Schedule 9 of WCA) cover less than 5% of total vegetated area. NB - To achieve GOOD condition, criterion 3 must be satisfied by a complete absence of invasive non-native species (rather than <5% cover). |
| ADDITIONAL CRITERION - only applicable to Open mosaic on previously developed land habitat type: | |
| 4a | The site shows spatial variation, forming a mosaic of at least four early successional communities (a) to (h) PLUS bare substrate AND pools. (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland. |
| ADDITIONAL CRITERION - only applicable to Bioswale and SUDS habitat types: | |
| 4b | The water table is at or near the surface throughout the year. This could be open water or saturation of soil at the surface. |
| Condition Assessment Result | Condition Assessment Score |
| If 3 criteria assessed: | |
| <ul style="list-style-type: none"> • Passes 3 of 3 core criteria; AND • Meets the requirements for good condition within criteria 2 and 3 | Good (3) |
| <ul style="list-style-type: none"> • Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3 | Moderate (2) |
| <ul style="list-style-type: none"> • Passes 0 or 1 of 3 core criteria | Poor (1) |
| If 4 criteria assessed: | |
| <ul style="list-style-type: none"> • Passes 3 of 3 core criteria; AND • Meets the requirements for good condition within criteria 2 and 3; AND • Passes additional criterion 4a or 4b | Good (3) |
| <ul style="list-style-type: none"> • Passes 2 of 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for good condition within criteria 2 and 3 | Moderate (2) |
| <ul style="list-style-type: none"> • Passes 0 or 1 of 4 criteria | Poor (1) |
| Notes | |
| | |

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS

| | | | |
|----------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------|-------|
| Date | 30/11/2021 | Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey) | |
| Weather conditions | | | |
| Surveyor name(s) | Jo Alderton | Unique polygon reference(s) | |
| Project / development name | Park Lane, St Albans | Metric 3.0 habitat type | SUDS |
| Site name or location | Park Lane, St Albans | Condition assessment required? (y/n) | Y |
| Onsite or offsite? | On site | Condition sheet used | Urban |
| Reason for assessment (if not baseline condition survey) | Post Development | | |
| Limitations (if applicable) | | | |

Habitat description

These will form part of the official drainage strategy but will be designed with an ecological focus to include some reedbed and native marginal plants with a some shallower levels to support amphibians and invertebrates. It is assumed that the pond will naturally hold water during the majority of the year.

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

| Criterion | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | C10 | C11 | C12 | C13 | TOTAL |
|----------------------------------------------------------------|----|----|----|----|----|----|---------------------------------|----|----|-----|------|-----|-----|----------|
| Result | P | P | P | P | NA | NA | NA | NA | NA | NA | NA | NA | NA | 4 passes |
| Photo ref | | | | | | | | | | | | | | |
| Target note ref | | | | | | | | | | | | | | |
| Are any criteria non-negotiable? (Y/N) | | | | | | | Condition (Good/Moderate/Poor): | | | | Good | | | |
| If Yes are they passed? | | | | | | | | | | | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | | | | | | | | | |

| Condition Sheet: GRASSLAND Habitat Type (low distinctiveness) | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| UKHab Habitat Type(s) | | |
| Grassland - Modified grassland | | |
| Habitat Description | | |
| See UKHab | | |
| Condition Assessment Criteria | | |
| 1 | There must be 6-8 species per m ² . Note - if a grassland has 9 or more species per m ² it should be classified as a moderate distinctiveness grassland habitat type. NB - this criterion is non-negotiable for achieving good condition. | |
| 2 | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. | |
| 3 | Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | |
| 4 | Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities. | |
| 5 | Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. | |
| 6 | Cover of bracken less than 20%. | |
| 7 | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover. | |
| Condition Assessment Result | | Condition Assessment Score |
| Passes 6 or 7 of 7 criteria including non-negotiable criterion 7 | | Good (3) |
| Passes 4 or 5 of 7 criteria; OR Passes 6 of 7 criteria excluding non-negotiable criterion 7 | | Moderate (2) |
| Passes 0, 1, 2 or 3 of 7 criteria | | Poor (1) |
| Notes | | |
| <p>Footnote 1 - Species considered undesirable 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> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> , cow parsley <i>Anthriscus sylvestris</i> .</p> | | |

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS

| | | | |
|----------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------|--------------------|
| Date | 30/11/2021 | Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey) | |
| Weather conditions | | | |
| Surveyor name(s) | Jo Alderton | Unique polygon reference(s) | |
| Project / development name | Park Lane, St Albans | Metric 3.0 habitat type | Modified grassland |
| Site name or location | Park Lane, St Albans | Condition assessment required? (y/n) | Y |
| Onsite or offsite? | On site | Condition sheet used | grassland |
| Reason for assessment (if not baseline condition survey) | Post Development | | |
| Limitations (if applicable) | | | |

Habitat description

This will form part of the LEAP within the site and is expected to be created using a hard wearing turf dominated by rye grass. It will be managed regularly through mowing.

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

| Criterion | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | C10 | C11 | C12 | C13 | TOTAL |
|----------------------------------------------------------------|----|----|----|----|----|----|---------------------------------|----|----|----------|-----|-----|-----|----------|
| Result | F | F | P | P | P | P | P | NA | NA | NA | NA | NA | NA | 5 passes |
| Photo ref | | | | | | | | | | | | | | |
| Target note ref | | | | | | | | | | | | | | |
| Are any criteria non-negotiable? (Y/N) | | | | | | | Condition (Good/Moderate/Poor): | | | Moderate | | | | |
| If Yes are they passed? | | | | | | | | | | | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | | | | | | | | | |

| Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness) | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|
| UKHab Habitat Type(s) | | | |
| 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* Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland | | | |
| Habitat Description | | | |
| See UKHab * Note Tall herb habitat that does not meet the definition of Annex 1 habitat 'Tall herb communities (H6430)' should be recorded as "Other neutral grassland" | | | |
| Condition Assessment Criteria | | | |
| 1 | The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward. | | |
| 2 | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. | | |
| 3 | Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. | | |
| 4 | Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%. | | |
| 5 | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species ¹ 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. | | |
| Condition Assessment Result | | Condition Assessment Score | |
| Passes 5 of 5 criteria | | Good (3) | |
| Passes 3 or 4 of 5 criteria | | Moderate (2) | |
| Passes 0, 1 or 2 of 5 criteria | | Poor (1) | |
| Notes | | | |
| Footnote 1 - Species considered undesirable 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> , cow parsley <i>Anthriscus sylvestris</i> . | | | |

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS

| | | | |
|----------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------|------------------------------|
| Date | 30/11/2021 | Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey) | |
| Weather conditions | | | |
| Surveyor name(s) | Jo Alderton | Unique polygon reference(s) | |
| Project / development name | Park Lane, St Albans | Metric 3.0 habitat type | |
| Site name or location | Park Lane, St Albans | Condition assessment required? (y/n) | Y |
| Onsite or offsite? | On site | Condition sheet used | Grassland; med, high, v.high |
| Reason for assessment (if not baseline condition survey) | Post Development | | |
| Limitations (if applicable) | | | |

Habitat description

Grass seeding used for the site in areas less accessible by the public i.e. surrounding SUDS, between boundaries and SUDS areas. Seed mix should be species rich mix of grasses and wildflowers suited to the soil type and managed for maximum diversity with a varied mowing regime

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

| Criterion | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | C10 | C11 | C12 | C13 | TOTAL |
|----------------------------------------------------------------|----|----|----|----|----|----|---------------------------------|----|----|------|-----|-----|-----|----------|
| Result | P | P | P | P | P | NA | NA | NA | NA | NA | NA | NA | NA | 5 passes |
| Photo ref | | | | | | | | | | | | | | |
| Target note ref | | | | | | | | | | | | | | |
| Are any criteria non-negotiable? (Y/N) | | | | | | | Condition (Good/Moderate/Poor): | | | Good | | | | |
| If Yes are they passed? | | | | | | | | | | | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | | | | | | | | | |

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0 - AREA BASED HABITATS

| | | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------|------------------------------|----|----|-----|---------------------------------|-----|-----|----------|-----|-----|-----|--------------|
| Date | 30/11/2021 | Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey) | | | | | | | | | | | | |
| Weather conditions | | | | | | | | | | | | | | |
| Surveyor name(s) | Jo Alderton | Unique polygon reference(s) | | | | | | | | | | | | |
| Project / development name | Park Lane, St Albans | Metric 3.0 habitat type | | | | | | | | | | | | |
| Site name or location | Park Lane, St Albans | Condition assessment required? (y/n) | Y | | | | | | | | | | | |
| Onsite or offsite? | On site | Condition sheet used | Grassland; med, high, v.high | | | | | | | | | | | |
| Reason for assessment (if not baseline condition survey) | Post Development | | | | | | | | | | | | | |
| Limitations (if applicable) | | | | | | | | | | | | | | |
| Habitat description | | | | | | | | | | | | | | |
| Grass seeding used for the site in areas alongside footpaths and more public areas where it is assumed there will be heavier footfall, more tramping and potentially a more vigorous mowing regime which may suppress diversity. Seed mix should be species rich mix of grasses and wildflowers suited to the soil type of the site. | | | | | | | | | | | | | | |
| Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed. | | | | | | | | | | | | | | |
| Criterion | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | C10 | C11 | C12 | C13 | TOTAL |
| Result | F | F | P | P | P | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 3 Passes |
| Photo ref | | | | | | | | | | | | | | |
| Target note ref | | | | | | | | | | | | | | |
| Are any criteria non-negotiable? (Y/N) | | | | | | | Condition (Good/Moderate/Poor): | | | Moderate | | | | |
| If Yes are they passed? | | | | | | | | | | | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | | | | | | | | | |

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MASTERPLANNING | NATURAL CAPITAL | GREEN INFRASTRUCTURE PLANNING & DESIGN | DESIGN & ACCESS STATEMENTS | DESIGN
CODE | EXPERT WITNESS

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& HABITAT DESIGN | SOIL SURVEY & ADVICE | RESTORATION & AFTERCARE MANAGEMENT PLAN (RAMP) | IMPLEMENTATION
MANAGEMENT & CLERK OF WORKS