

Survey Cover Sheet			
Survey date/s	19/05/2026	Site name or location	4 Neswick Walk
Weather conditions	16 degrees, dry, 100% cloud, wind 12mph south	Project or development name	Land at 4 Neswick Walk
Surveyor name	Verity Webster	On-site or off-site	On-site
Survey reference		Reason for assessment (if not baseline condition survey)	
Notes			

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	19/05/2026. Verity Webster										
		Survey reference (if relating to a wider survey)	modified grassland.										
Limitations (if applicable)		Habitat parcel reference											
		Grid reference											
Condition Assessment Criteria		Criterion passed (Yes or No)											Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (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											Species richness is low.
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											Sward height is uniform as a result of mowing.
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											Very little bramble is 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											There is little visible physical damage.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No											There is no visible bare ground.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes											No bracken is present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes											No invasive non-native species are present.
Essential criterion achieved (Yes or No)		No											
Number of criteria passed		4											
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√											
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

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: INDIVIDUAL TREES Habitat Type				
Habitat Types				
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.				
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.				
Habitat Description				
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.				
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.				
On-site or off-site, site name and location		On-site	Survey date and Surveyor name	19/05/2026. Verity Webster
Limitations (if applicable)			Survey reference (if relating to a wider survey)	
Grid reference			Habitat parcel reference	Oak tree
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	
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) ¹ .		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.		No	There are no obviously visible potential roost features or niches.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	
Number of criteria passed				
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved x/√	
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.				
Suggested enhancement interventions to improve condition score ²				