

Pre-development and Post-development Habitat Survey Report for Calculation of Biodiversity Net Gain

For

Maple House, Potters Bar

June 2026

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	Report Author:	Reviewed by:	Approved by:
Author:	Emily Costello MCIEEM	Nick Aldus MCIEEM	Nick Aldus MCIEEM
Job title:	Principal Ecologist	Principal Ecologist	Principal Ecologist

Client Details	
Client:	Chase New Homes
Client Address:	Jasmin House 8 Parkway Welwyn Garden City Hertfordshire AL8 6HG

Contact Details
The Landscape Partnership Ltd Greenwood House 15a St Cuthberts Street Bedford MK40 3JG Tel: 01234 261315 92 St Faith's Lane Norwich NR1 4NE Tel: 01603 230777 The Granary Sun Wharf Deben Road Woodbridge IP12 1AZ Tel: 01394 380509 Ensign House (E&F) Tavern Quay Sweden Gate Surrey Quays London SE16 7TX Tel: 020 3092 4141 The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association. Registered Office: Greenwood House 15a St Cuthberts Street Bedford MK40 3JG Registered in England No 2709001

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- 2 Development proposals
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1 Introduction

1.1 Commission

- 1.1.1 The Landscape Partnership was commissioned by Chase New Homes to assess whether a proposed development at Maple House, Potters Bar would provide a biodiversity net gain. This was calculated using the Statutory Biodiversity Metric.

1.2 Legislation and policy background

- 1.2.1 There is a range of protection given to sites and species. Sites may be designated for local, national, European or global importance for nature conservation. Species may be protected by European-scale legislation or varying levels of national regulation. Further information is given in Appendix 1.
- 1.2.2 The Local Planning Authority has a policy to protect features of nature conservation value within its Local Plan. Other regulators have policies relating to the consents issued by them.
- 1.2.3 Biodiversity Net Gain is required for most developments under The Environment Act 2021. A minimum of 10% net gain needs to be achieved under The Environment Act 2021 unless exemptions apply.

1.3 Site location and context

- 1.3.1 The site is located in Potters Bar, a town on the southern edge of Hertfordshire. It occupies a prominent position on the north-western side of a major four-arm junction at the heart of the local road network. Access to the site is via the B556 to the south.
- 1.3.2 The site is bounded by Mutton Lane to the south and Potters Bar High Street to the east. Properties along both frontages are predominantly in commercial use, with residential accommodation above. Notable buildings opposite the site on the eastern side of the High Street include Key Point, a former office block currently undergoing conversion to residential use, and the Cask and Stillage public house.
- 1.3.3 To the west of the site lies a Tesco superstore, which includes a large surface car park and petrol filling station. A prominent phone mast is also located within the Tesco car park. Immediately north of the site is Goodacre Court, a sheltered housing development, and a BP petrol station.
- 1.3.4 The site itself comprises a mix of buildings and uses, including the Maple House office building, two parades of commercial units fronting the High Street with residential flats above, a car wash, and associated surface car parking (providing approximately 355 spaces).
- 1.3.5 The wider landscape consisted of the urban area of Potters Bar, which is surrounded by arable fields and pasture. The M25 lies approximately 1km to the south of the site, and the A1(M), approximately 3.2km to the west of the site.
- 1.3.6 The Ordnance Survey Grid Reference for the approximate centre of the proposed development site is TL 2596 0099. A plan showing the site is provided at Figure 01.

1.4 Description of the project

- 1.4.1 The proposed development is for partial demolition of existing buildings (with retention of existing two-storey car park and substation) and redevelopment of the site to provide a mixed-use development comprising residential apartments (Class C3) and flexible commercial floorspace (Class E) across 4 Blocks and associated internal roads, parking, drainage, landscaping, amenity space and associated works. The development proposals are shown in Appendix 2.

1.5 Objectives of this report

- 1.5.1 The objectives of the biodiversity calculations are:
- Calculate the existing biodiversity units, prior to the development being implemented.
 - Calculate the proposed biodiversity units according to the proposals provided at the time of the planning application.

- Assess the net change in biodiversity units resulting from the development.

2 Methodology

2.1 UK Habitat Classification survey methodology

Pre-development

UK Habitat Classification

- 2.1.1 The standardised UK Habitat Classification and mapping methodology¹ was followed. All habitats present and areas or features of ecological interest within such habitats were recorded and mapped. The survey methodology facilitates a rapid assessment of habitats and it is not necessary to identify every plant species on site. Where given, scientific names of plant species follow Stace ed. 4². The DAFOR scale was applied to each plant species found within the site and in each habitat type, as follows:

- **D:** Dominant - a percentage cover of greater than 75%
- **A:** Abundant – a percentage cover of 51-75%
- **F:** Frequent – a percentage cover of 26-50%
- **O:** Occasional – a percentage cover of 11-25%
- **R:** Rare - a percentage cover of 1-10%

- 2.1.2 The survey was undertaken on 16th June 2025 by Emily Costello MCIEEM (FISC Level 3) and Ellen Campbell and the weather conditions were sunny and dry with a light air (Beaufort 1), 30% cloud cover, and a temperature of 20°C.

Pre-development measurement methodology

- 2.1.3 The areas of existing on-site habitats were calculated in QGIS using the habitat map (Figure 01) produced by The Landscape Partnership.

Limitations to UK Habitat Classification Survey

- 2.1.4 There were no significant limitations to the UK Habitat Classification survey.

Post-development

UK Habitat Classification

- 2.1.5 The retained baseline habitats and proposed habitats are shown on the general landscape arrangement produced by MRG Studio. These habitats were converted to the UK Habitat Classification¹ system and mapped in QGIS (Figure 02). Each proposed habitat was assigned a UK Habitat Classification that best fit with reasonable assumptions made about proposed habitats.

Post-development measurement methodology

- 2.1.6 The areas of proposed habitats were calculated in QGIS using the general landscape arrangement produced by MRG Studio.

Limitations to UK Habitat Classification Survey

- 2.1.7 The proposed habitats are based on a general landscape arrangement plan which does not provide long-term management information. This is not considered a significant limitation as there is sufficient information to classify the habitats.

2.2 Habitat Condition Assessment methodology

- 2.2.1 Habitat condition assessments are a measure of the state of a habitat and are used to measure variation between parcels of the same habitat type. Condition of habitats is often linked to past and present management and land use.

- 2.2.2 Condition assessments of all pre and post-development habitats were undertaken as stated within The Statutory Biodiversity Metric User Guide³. The condition of the habitats was assessed using The Statutory Biodiversity Metric Condition Assessment spreadsheets.

¹ UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)

² Stace, C (2019) *New Flora of the British Isles*. C&M Floristics. 4th Edition.

³ Department for Environment Food & Rural Affairs (DEFRA) The Statutory Biodiversity Metric User Guide. Published February 2024. Updated July 2025

- 2.2.3 Condition assessments of all pre-development habitats were undertaken on-site during the UK Habitat Classification survey. Condition assessments of all post-development habitats was a desk-based exercise using the information provided in the site proposals and assessing likely condition at the indicated 'Time to Target Condition' within the metric spreadsheet.

Limitations to Habitat Condition Assessment

- 2.2.4 The proposed habitats are based on a general landscape arrangement plan which does not provide detailed long-term management information. This is not considered a significant limitation as there is sufficient information to estimate their condition.

2.3 Biodiversity Net Gain methodology

Calculation methodology

- 2.3.1 The Statutory Biodiversity Metric tool (metric version date: 3rd July 2025) and Statutory Biodiversity Metric condition assessment tables were downloaded from the gov.uk website⁴. The Statutory Biodiversity Metric User Guide was followed⁵.

Phasing methodology

- 2.3.2 This development will be created in one phase with limited delay in habitat creation and therefore the 'Delay in starting habitat creation' has been set to zero. There is no advanced planting proposed for this project and therefore the 'Habitat created in advance' has been set to zero.

2.4 Strategic Significance methodology

- 2.4.1 The strategic significance of habitats was assessed by reviewing the local plan for any mention of the existing and proposed habitats.
- 2.4.2 The Hertfordshire Local Nature Recovery Strategy (LNRS)⁵ has been published. This document provides information on the key habitats within the county. The habitats pre and post development were assessed against the priority habitats within the LNRS document and assigned a strategic significance if mentioned within the LNRS.

⁴ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

⁵ Hertfordshire Local Nature Recovery Strategy. Published November 2025

3 UK Habitat Classification survey results

3.1 Pre-development

- 3.1.1 The UK Habitat types identified during the survey are shown on Figure 01 and each habitat is described below. Primary habitat codes (levels 2-5) are listed below in bold. Secondary habitat codes and descriptions (essential and additional) are unbolded.

Grassland - Modified grassland g4 Scattered trees 32

- 3.1.2 A small area of modified grassland was located in the south-eastern corner of the site in the Maple House garden. Trees were located within the grassland and shaded the majority of the parcel. Species present included abundant occurrences of annual meadow grass *Poa annua*, frequent occurrences of black medick *Medicago lupulina*, occasional occurrences of daisy *Bellis perennis* and yarrow *Achillea millefolium*, and rare occurrences of common mouse ear *Cerastium fontanum* and dandelion *Taraxacum officinale* agg.

- 3.1.3 This grassland is proposed for removal under the current design proposals.

Urban - Introduced shrub u1 Scattered trees 32 Introduced shrub 847

- 3.1.4 There were multiple areas of introduced shrub located across the site, lining the western and northern boundaries, adjacent to the road to the south of the site, and in the south-eastern corner of the site adjacent to the eastern buildings.

- 3.1.5 Species present included cherry laurel *Prunus laurocerasus*, ivy *Hedera helix*, rosemary *Salvia rosmarinus*, lavender *Lavandula* sp., buddleja *Buddleja davidii*, iris *Iris* sp., dogwood *Cornus* sp., mahonia *Mahonia* sp., bamboo *Bambusa* sp., snowberry *Symphoricarpos albus*, golden-leaved privet *Ligustrum ovalifolium* 'Aureum', hebe *Hebe* sp., variegated privet *Ligustrum ovalifolium* 'Variegata', ornamental rose *Rosa* sp., and *Eunonymus fortune* 'Emerald 'n' Gold'. Bramble *Rubus fruticosus* agg. was beginning to encroach into these areas.

- 3.1.6 This habitat is proposed for removal under the current design proposals.

Urban - Developed land; sealed surface u1b including Buildings u1b5

- 3.1.7 The site was dominated by this habitat, which included the asphalt access roads, block and brick paving, car wash with temporary canopies, and external car park areas.

- 3.1.8 Eight buildings were present on site, which consisted of one high-rise office block, a parking garage, five detached commercial units with flats atop, and one row of seven terraced commercial units with flats atop. Full building descriptions can be found in the PEA report⁶.

- 3.1.9 All of these habitats have been shown in the metric as lost as a precaution. This is because it is unclear at this stage which if any hardworks are proposed for retention.

Individual trees – Urban trees g4 & u1 Scattered trees 32

- 3.1.10 A number of scattered trees were located across the site. Species present included Norway maple *Acer platanoides*, field maple *Acer campestre*, Himalayan birch *Betula utilis*, and silver birch *Betula pendula*. Other notable trees present included tulip tree *Liriodendron tulipifera*, Leyland cypress × *Cuprocyparis leylandii*, and narrow-leaved ash *Fraxinus angustifolia*, alongside native species such as rowan *Sorbus aucuparia*, ash *Fraxinus excelsior*, elm *Ulmus* spp., Scots pine *Pinus sylvestris*, pedunculate oak *Quercus robur*, and horse chestnut *Aesculus hippocastanum*. A full list of species can be found in the tree survey⁷.

- 3.1.11 These trees have been classified as 'Urban Trees' within the metric due to the setting of the site within a residential and commercial area of Potters Bar. None of the trees within the site boundary were considered to have high ecological value, did not offer bat roosting opportunities but they still provided some degree of bird nesting opportunities.

⁶ The Landscape Partnership (June 2026) Preliminary Ecological Appraisal for Maple House, Potters Bar.

⁷ The Landscape Partnership (June 2025) Tree Schedule for Maple House, Potters Bar.

- 3.1.12 There were 105 trees within the site, with 101 small trees, two medium trees and two large trees. The sizes of the trees were determined by their current stem diameter, as shown on the tree survey⁷. as recommended in the table below taken from the Statutory Metric User Guide³.

Size class	Diameter at breast height (DBH) (cm)
Small	Greater than 7.5cm and less than or equal to 30cm
Medium	Greater than 30cm and less than or equal to 60cm
Large	Greater than 60cm and less than or equal to 90cm
Very large	Greater than 90cm

- 3.1.13 Of the 101 small sized trees, 15 are proposed for retention and the rest for removal. The two medium sized trees and two large sized trees are proposed for retention.

3.2 Post-development

- 3.2.1 The UK Habitat types that were identified from the development proposals are shown on Figure 02. Primary habitat codes (levels 2-5) are listed below in bold. Secondary habitat codes and descriptions (essential and additional) are unbolded.

Heathland and shrub -Mixed scrub h3h (Proposed mixed native shrub planting)

- 3.2.2 Proposed native shrub planting has been classified as 'Heathland and shrub – mixed scrub' as this habitat best fits the proposed habitat. Species composition is currently unknown; however, it is assumed that the scrub mix will contain at least three woody species and no one species will be dominant. It is also assumed that the proposed habitat will be a mixture of native shrubs and will be managed for wildlife.

- 3.2.3 Native scrub is proposed along the bank at the western site boundary and along the northern site boundary, with the aim to improve connectivity surrounding the site. It is assumed that these areas will be managed by a management company given the nature of the proposed development, as opposed to being in the control of private householders.

Urban – Sustainable Drainage System g 848

- 3.2.4 The areas denoted as densely planned Sustainable Drainage System (SuDS) and Multifunctional SuDS depression area have been classified as SuDS within the metric. This is considered to be the best fit for this habitat type.

Urban – Green wall u1b5 841

- 3.2.5 The climbing planting proposed along the retained car park eastern and western frontage have been included within this habitat type.

- 3.2.6 In accordance with the metric, we have assumed that 80% of the total area will be covered in green wall, given the plant species proposed and assumed likely coverage.

Urban – Introduced shrub u1 847 (Proposed ornamental shrub/perennial planting)

- 3.2.7 Proposed habitats that have been included within this category are proposed ornamental shrub/perennial planting located within public green spaces. These areas of planting will contain non-native species and will be managed for their amenity value. It is assumed that these areas will be managed by a management company given the nature of the proposed development, as opposed to being in the control of private householders.

Urban – Vegetated garden u1 828 (Proposed private gardens)

- 3.2.8 The proposed areas of vegetation/grassland within the curtilage of privately owned units have been included within this habitat type.

3.2.9 In line with The Statutory Biodiversity Metric User Guide⁸, proposed tree and hedgerow planting within areas classed as vegetated garden have not been included within the metric.

Urban – Developed land; sealed surface u1b including Buildings u1b5 (all proposed hardworks and buildings)

3.2.10 The proposed access roads, internal roads and hardworks surrounding the proposed buildings have been categorised as this habitat type. The proposed buildings have also been included within this habitat type.

Urban tree - Scattered trees u1 32 (proposed trees)

3.2.11 The proposed trees have been classified as 'Urban trees' as these will be located within an urban setting and managed for amenity value. All trees at planting will have a stem diameter that is less than 30cm and therefore all proposed trees have been classed as small sized trees.

3.2.12 A total of 120No. trees are proposed outside of private curtilages. The tree species have not yet been determined; however, it is assumed that at least 70% will be native. The location of tree planting is at the site boundaries and within the public green space within the site.

3.2.13 All of these trees have been included within the calculation because it is assumed that the green spaces will be managed by a management company given the nature of the proposed development, as opposed to being in the control of private householders.

3.3 Habitat condition assessment results

3.3.1 The habitat condition assessment spreadsheets for existing and proposed habitats can be found in Appendix 3. A summary of the results can be found in the table below.

Existing habitats

Habitats	Condition
Grassland – Modified grassland g4 32	Poor
Urban – Introduced shrub u1 32 847	Condition Assessment N/A
Urban – Developed land; sealed surface u1b including Buildings u1b5	N/A - Other
Individual trees – Urban trees (small trees)	Poor
Individual trees – Urban trees (medium trees)	Moderate
Individual trees – Urban trees (large trees)	Good

Proposed habitats

Habitats	Condition
Heathland and shrub -Mixed scrub h3h (Proposed mixed native shrub planting)	Poor
Urban – Sustainable Drainage System g 848	Moderate
Urban – Green wall u1b5 841	Poor
Urban – Introduced shrub u1 847 (Proposed ornamental shrub/perennial planting)	Condition Assessment N/A
Urban – Vegetated garden u1 828 (Proposed private gardens)	Condition Assessment N/A
Urban – Developed land; sealed surface u1b including Buildings u1b5 (all proposed hardworks and buildings)	N/A - Other
Urban tree - Scattered trees u1, g4 & g3c 32 (proposed trees)	Moderate

⁸ Department for Environment Food & Rural Affairs (DEFRA) The Statutory Biodiversity Metric User Guide. Published February 2024. Updated July 2025

3.4 Biodiversity impact calculation results

Pre-development units	Post-development units	Net gain in units	Net gain in %	Trading rules met?	Unit deficit
<i>Habitats</i>					
3.39	3.99	0.59	17.53%	Yes	N/A
<i>Hedgerows</i>					
N/A	-	-	-	-	-
<i>Watercourses</i>					
N/A	-	-	-	-	-

3.5 Significance results

- 3.5.1 The site does not fall within any areas of particular importance for biodiversity, or within areas that could become of particular importance for biodiversity. Therefore all habitats within the site have been set to the default 'Area/compensation not in local strategy/no local strategy'.

4 Conclusions

- 4.1.1 The development will currently achieve a net gain of 17.53% in Habitat Units. The trading rules have been met for habitats have been met.
- 4.1.2 This meets the requirements set by The Environment Act 2021 as achieving at least 10% net gain and satisfying trading rule.

Figures



Key

- Red-line boundary
- Scattered trees with PRF-I
- Scattered trees g4 & u1 32
- Introduced shrub u1 32 847
- Modified grassland g4 32
- Developed land; sealed surface u1b
- Buildings u1b5

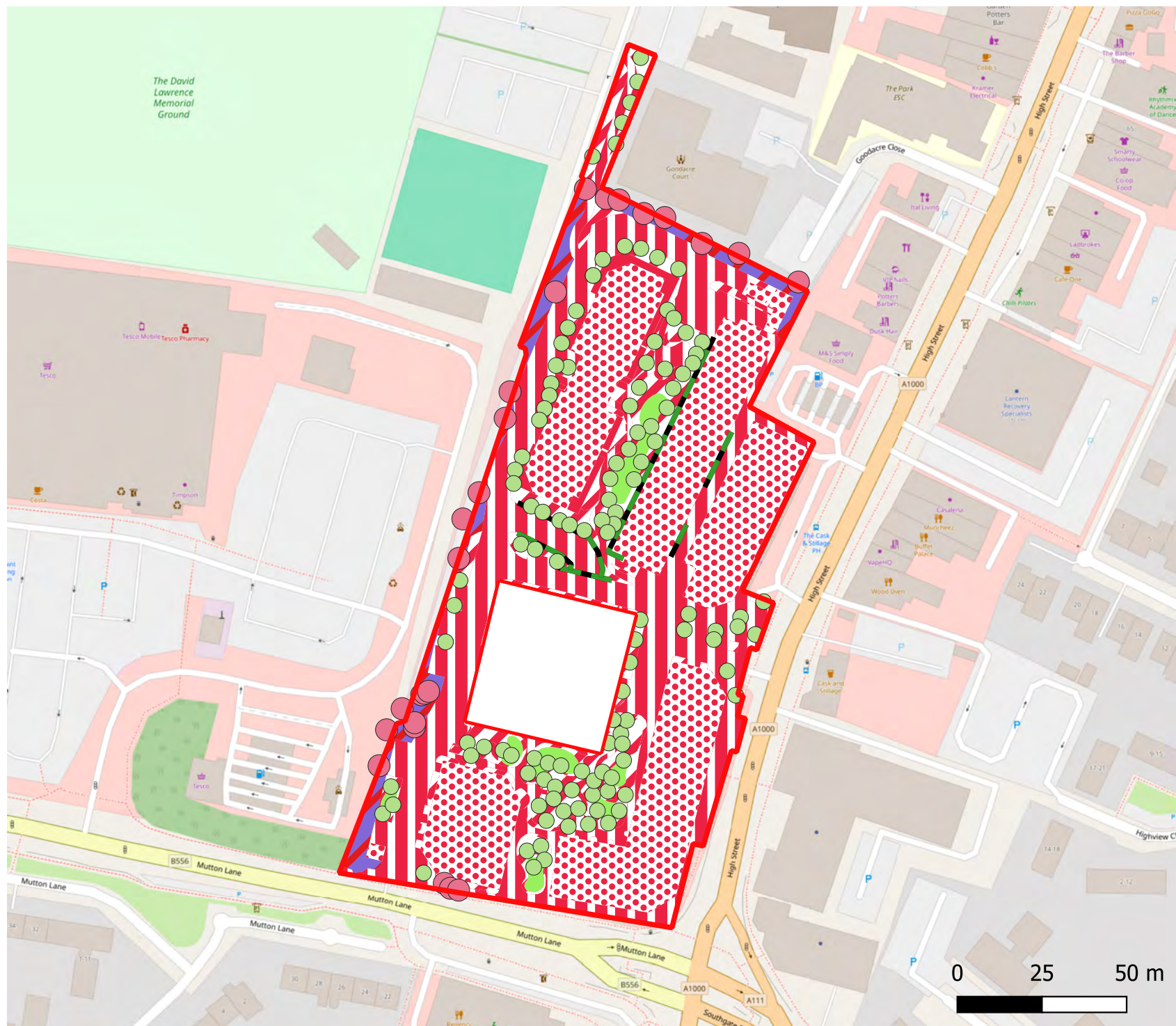
B25037 Maple House, Potters Bar

Pre-development UK Habitat Classification Survey

Figure 01

Scale: 1:2,500 @ A4
July 2025





Key

-  Red Line Boundary
-  Mixed scrub h3h
-  Sustainable Drainage System g 848
-  Introduced shrub u1 847
-  Vegetated garden u1 828
-  Developed land, sealed surface u1b
-  Buildings u1b5
-  Green walls u1b5 841
-  Retained trees u1 32
-  Proposed trees u1 32

B25037 Maple House, Potters Bar

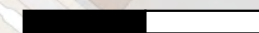
Post-development UK Habitat Classification Survey

Figure 02

Scale: 1:2,500 @ A4
June 2026



0 25 50 m



Appendix 1

Legislative and policy context

There is a number of pieces of legislation, regulations and policies specific to ecology which underpin this assessment. These may be applicable at a European, National or Local level. References to legislation are given as a summary for information and should not be construed as legal advice.

Birds Directive

The European Community Council Directive on the Conservation of Wild Birds (79/409/EEC), normally known as the Birds Directive, sets out general rules for the conservation of all naturally occurring wild birds, their nests, eggs and habitats. It was superseded by the 'new' Birds Directive (2009/147/EC) which generally updated the previous directive.

These requirements are interpreted into English law by the Wildlife and Countryside Act 1981 (as amended) with regard to protection of birds, and the Conservation of Habitats and Species Regulations 2017 with regard to the registration and regulation of Special Protection Areas.

Habitats Directive

The European Community Council Directive on the Conservation of Natural Habitats of Wild Fauna and Flora (92/43/EEC), normally known as the Habitats Directive, aims to protect the European Union's biodiversity. It requires member states to provide strict protection for specified flora and fauna (i.e. European Protected Species) and the registration and regulation of Special Areas of Conservation.

These requirements are interpreted into English law by the Conservation of Habitats and Species Regulations 2017 with regard to European Protected Species and the registration and regulation of Special Areas of Conservation.

Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017 interpret the Birds Directive and Habitats Directive into English and Welsh law. For clarity, the following paragraphs consider the case in England only, with Natural England given as the appropriate nature conservation body. In Wales, the Countryside Council for Wales is the appropriate nature conservation body.

Special Protection Areas and Special Areas of Conservation are defined in the regulations as 'European sites'. The Regulations regulate the management of land within European sites, requiring land managers to have the consent of Natural England before carrying out management. Byelaws may also be made to prevent damaging activities and if necessary land can be compulsorily purchased to achieve satisfactory management.

The Regulations define competent authorities as public bodies or statutory undertakers. Competent authorities are required to make an appropriate assessment of any plan or project they intend to permit or carry out, if the plan or project is likely to have a significant effect upon a European site. The permission may only be given if the plan or project is ascertained to have no adverse effect upon the integrity of the European site. If the competent authority wishes to permit a plan or project despite a negative assessment, imperative reasons of over-riding public interest must be demonstrated, and there should be no alternative to the scheme. The permissions process would involve the Secretary of State and the option of consulting the European Commission. In practice, there will be very few cases where a plan or project is permitted despite a negative assessment. This means that a planning application has to be assessed by the Local Planning Authority, based on information provided by the applicant, and the assessment must either decide that it is likely to have no significant effect on a European site or ascertain that there is no adverse effect upon the integrity of the European site.

Government policy is for Ramsar sites (wetlands of global importance) to be treated as if they were European sites within the planning process.

Appropriate Assessment

Appropriate Assessment is required in certain instances under the Conservation of Habitats and Species Regulations 2017. Regulation 63 says that:

63.— (1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which-

(a) is likely to have a significant effect on a European site or a European offshore marine site

(either alone or in combination with other plans or projects), and
(b) is not directly connected with or necessary to the management of the site,
must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

(2) A person applying for any such consent, permission or other authorisation shall provide such information as the competent authority may reasonably require for the purposes of the assessment or to enable them to determine whether an appropriate assessment is required.

(3) The competent authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority may specify.

(4) They must also, if they consider it appropriate, take the opinion of the general public, and if they do so, they must take such steps for that purpose as they consider appropriate.

(5) In the light of the conclusions of the assessment, and subject to regulation 64 (considerations of overriding public interest), the competent authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

(6) In considering whether a plan or project will adversely affect the integrity of the site, the authority must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which they propose that the consent, permission or other authorisation should be given.

The competent authority is typically the local planning authority. The appropriate assessment contains the information the council requires for the purposes of its assessment under the Habitat Regulations.

The Habitat Regulations also are applicable to local authority land use plans and policies. If a policy or plan is likely to have a significant effect upon a European site, the permission may only be given if the policy or plan is ascertained to have no adverse effect upon the integrity of the European site. This approach gives rise to a hierarchy of plans each with related appropriate assessments. For example, the appropriate assessment of a Regional Spatial Strategy will affect policies within a Core Strategy, which will then need its own appropriate assessment, and so on.

European Protected Species

European Protected Species of animals are given protection from deliberate capture, injury, killing, disturbance or egg taking/capture. Their breeding sites or resting places are also protected from damage or destruction, which does not have to be deliberate. A number of species are listed as European Protected Species, with those most likely to be considered in planning applications being bats, dormouse, great crested newt and otter. Natural England may give a licence for actions that are otherwise illegal, subject to them being satisfied on the three tests of no alternative, over-riding public interest, and maintenance of the species in favourable condition.

European Protected Species of plant are also listed and given protection. These species are generally very rare and unlikely to be present in proposed development sites.

Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 has been amended many times, including by the Countryside and Rights of Way Act 2000. It contains provisions for the notification and regulation of Sites of Special Scientific Interest, and for protected species.

The Regulations regulate the management of land within Sites of Special Scientific Interest, requiring land managers to have the consent of Natural England before carrying out management.

All public bodies are defined as 'S28G' bodies, which have a duty to further the nature conservation of Sites of Special Scientific Interest in the undertaking of their functions. In practice, this prevents planning applications being permitted if they would harm Sites of Special Scientific Interest, as it would be a breach of that duty.

The Act makes it an offence intentionally to kill, injure, or take any wild bird, take, damage or destroy the nest of any wild bird, while that nest is in use or being built, or take or destroy an egg of any wild bird. Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young.

The Act makes it an offence intentionally to kill, injure or take any wild animal listed on Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. Some species have lesser protection under this Act, for example white-clawed crayfish, common frog and toads are only protected from sale, and reptile species, other than smooth snake and sand lizard, are protected from intentional killing or injury, but they are not protected from disturbance and their habitat is not protected. It is also an offence intentionally to pick, uproot or destroy any wild plant listed in Schedule 8.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) dated December 2024 provides Government Policy in relation to nature conservation and planning as well as other matters.

Chapter 15 paragraph 187(d) of the NPPF says that the planning system should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Paragraphs 188 and 189 relate to policy for designated sites of biodiversity or landscape importance. Local Plan policies should distinguish between the hierarchy of international, national and locally designated sites and allocate land with the least environmental or amenity value and maintain and enhance networks of habitats and green infrastructure. Further policy is within paragraph 185, where Local Planning Authorities should to protect and enhance biodiversity within their Local Plans by:

- Identifying, mapping and safeguarding components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications Local Planning Authorities should apply the following principles (paragraph 193):

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused,
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 194 adds protection to candidate sites of European or International importance (Special Protection Areas, Special Areas of Conservation and Ramsar sites) and also to those sites identified or required as compensatory measures for adverse effects on habitats sites, potential SPA, possible SAC listed or proposed Ramsar sites.

Paragraph 195 clarifies that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a 'habitats' site, i.e. a European site, (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Government circular 'Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System' referenced ODPM 06/2005 has not been replaced and remains valid. It sets out the legislation regarding designated and undesignated sites and protected species and describes how the planning system should take account of that legislation. It does however pre-date the NERC Act 2006 (see below), which includes a level of protection for a further list of habitats and species regardless of whether they are on designated sites or elsewhere.

Natural Environment and Rural Communities (NERC) Act 2006

This Act includes a list of habitats and species of principal importance in England. Local Authorities are required to consider the needs of these habitats and species when making decisions, such as on planning application.

Local Planning Authority's planning policy

The Local Planning Authority will have policies relating to biodiversity conservation.

Species Legislation

The following table provides an overview of legislation with regard to species.

Protected Species	Legislation			
	Wildlife & Countryside Act, 1981	The Conservation of Habitats and Species Regulations, 2017	Natural Environment & Rural Communities (NERC) Act, 2006	Protection of Badgers Act, 1992
Plants (certain 'rare' species)	✓	✓ ⁹	✓	
Invertebrates (certain 'rare' species)	✓	✓ ¹⁰	✓	
White-clawed crayfish	✓		✓	
Great crested newt, natterjack toad, pool frog	✓	✓	✓	
Other amphibians	✓ ¹¹		✓	
Sand lizard, smooth snake	✓	✓ ¹²	✓	
Other reptiles	✓ ¹³		✓	
Breeding birds	✓	✓	✓	
Wintering birds (certain 'rare' species)	✓	✓	✓	
Bats	✓	✓	✓	
Dormouse	✓	✓	✓	
Water vole	✓		✓	
Otter	✓	✓	✓	
Badger				✓

⁹ Nine species present in the UK, with very specialised habitat requirements, are European Protected Species.

¹⁰ Fisher's estuarine moth, large blue butterfly and lesser whirlpool ram's-horn snail are European Protected Species.

¹¹ The four other native amphibian species (smooth and palmate newts, common frog and common toad) are only protected against trade under this act.

¹² Smooth snake and sand lizard are European Protected Species.

¹³ The four other native reptile species (common lizard, slow worm, grass snake and adder) are protected against intentional killing, injury and trade under this act.

Appendix 2



:To be read in conjunction with landscape specifications

LEGEND - Hard landscape

Site

	Red line boundary		Land within applicant ownership (outside application boundary)
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Paving

	Paving type 1 General shared surface, exclusively pedestrian access and surface with occasional vehicular access for servicing		Paving type 2 Shared surface (Utility corridor running beneath - impermeable paving)
	Paving type 3 Tactile and visually contrasting paving line between occasional vehicular and exclusively pedestrian shared surface		Paving type 4 Permeable visually contrasting paving on vehicular part of shared surface at formal crossings
	Paving type 5 Tactile and visually contrasting paving on pedestrian part of shared surface at formal crossings		Paving type 6 Vehicle and cycle parking (Cobble stone with open gaps)
	Paving type 7 Transitional areas from public to private communal		Paving type 8 Paths associated with southern courtyard
	Paving type 9 Paths associated with southern courtyard (Utility corridor running beneath - impermeable paving)		Paving type 10 Paths associated with northern courtyard
	Paving type 11 High Street and Fulton Lane frontage (Matching existing, following Hertsmere guidance)		Paving type 12 Play surface for high impact areas
	Paving type 13 Stopping alone trails for informal movement - flush to 300mm high		Paving type 14 Lightweight gravel fill
	Paving type 15 Tree root protection grille		

Planting

	Layered planting		Layered planting on mounds
	Extended existing boundary hedgerow		Existing hedgerow
	Multifunctional SuDS depression area		Densely planted SuDS depression/raingarden
	Planting type 1 Private gardens with hedges		Planting type 2 Climber planting along retained car park western frontage - Planted in ground
	Planting type 3 Climber planting along retained car park eastern frontage - Planted in planters		Mound outline
	SuDS depression outline		

Trees

	Tree type 1 40-45 cm girth - single stem		Tree type 2 30-35 cm girth tree - single stem
	Tree type 3 20-25 cm girth tree - single stem		Tree type 4 2.0-2.5 m high tree - multi stem
	Tree type 5 15-20 cm girth tree - single stem		Tree type 6 2.0 m high tree - multi stem
	Shrub type 1 1.0 - 1.8 m high		Tree type 7 Existing category B tree
	Tree type 6 Existing category A tree		Tree type 8 Existing category C tree
	Tree type 8 Existing category C tree		Tree type 7 Existing category B tree

Structure & Furniture

	Edge type 1 Raised planters along eastern car park frontage - 1000mm high x 1000mm deep x width as shown in plan		Edge type 2 Flush planters with brick edge - High street extension 3000mm/4680mm wide x 1600mm/4600mm deep
	Edge type 3 Raised brick planters - High street extension 500mm high		Edge type 4 Raised brick planters - High street extension 500mm high
	Edge type 5 Brick edge along main paths in private communal courtyards		Existing wall Existing wall along the western boundary
	Wall type 1 Retaining wall at retained car park access to lower deck and south-western corner		Balustrade type 1 Balustrades along Steps type 1 and 2
	Balustrade type 2 Balustrade to retained ramp to CLP underground parking		Steps type 1 Steps adjacent to Block D
	Steps type 2 Steps up to the existing substation - Concrete steps		Steps type 3 Steps up to the mound in the southern courtyard
	Steps type 4 Steps to the southern entrance of the retained car park		Furniture type 1 Retractable bollards to control service access
	Furniture type 2 Bench		Furniture type 3 Shedfield cycle stands
	Play type 1 Formal play element		

Appendix 3

Survey Cover Sheet			
Survey date/s	Pre-development - 16th June 2025. Post-development: 11th June 2026	Site name or location	Maple House, Potters Bar
Weather conditions	Sunny and dry with a light air (Beaufort 1), 30% cloud cover, and a temperature of 20 .	Project or development name	Maple House, Potters Bar
Surveyor name	Pre-dev: Emily Costello & Ellen Campbell. Post-dev: Emily Costello	On-site or off-site	On-site
Survey reference	B25037	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			
On-site or off-site, site name and location	On-site, Maple House, Potters Bar	Survey date and Surveyor name	16th June 2025, Emily Costello & Ellen Campbell
Limitations (if applicable)	No significant limitations	Survey reference (if relating to a wider survey)	B25037
Grid reference	TL 2595 0090	Habitat parcel reference	
Habitat Description			
See accompanying report - Existing Modified grassland			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Approximately 3-4 species per m2
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 appeared regularly managed and had a uniform sward height of approximately 5cm.
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 noted within grassland
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	No physical damage noted within grassland at time of the survey
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	No	No bare ground noted.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken noted within grassland
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes	No invasive non-native species noted

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)	Poor	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – 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> . 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 <i>Line of trees condition sheet</i> for a line of <u>rural</u> trees. You should only use the <i>Line of trees condition assessment</i> and record that habitat type in <u>rural</u> locations.														
Habitat Description														
See accompanying report - Existing trees														
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, Maple House, Potters Bar		Survey date and Surveyor name		16th June 2025, Emily Costello & Ellen Campbell								
				Survey reference (if relating to a wider survey)		B25037								
Limitations (if applicable)		No significant limitations		Habitat parcel reference										
				Small	Medium	Large								
				Grid reference										
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).			No	Yes	Yes						Less than 20% of small trees were native, all medium & large trees native		
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						Individual trees automatically pass this criterion and canopies were continuous		
C	The tree is mature (or more than 50% within the block are mature) ¹ .			No	No	Yes						All large trees were mature. Other trees were not.		
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	Yes	Yes						No adverse impacts on tree health by human activities		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			No	No	Yes						No niches noted in small and medium trees, a hole noted in T100.		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			No	No	No						Trees mainly over hardstanding. Some trees over grass/ shrubs but not 20% of canopy		

Number of criteria passed		2	3	5									
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√											
Passes 5 or 6 criteria	Good (3)			Good									
Passes 3 or 4 criteria	Moderate (2)		Mod										
Passes 2 or fewer criteria	Poor (1)	Poor											
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													

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
See accompanying report - Proposed mixed scrub planting along northern and western boundary			
For Dunes with sea buckthorn see:		Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)	
For other scrub types see:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site, Maple House, Potters Bar	Survey date and Surveyor name	11th June 2026, Emily Costello
Limitations (if applicable)	See report	Survey reference (if relating to a wider survey)	
Grid reference	Central grid ref: TL 2595 0098	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	No	It is assumed that mixed scrub will meet the UKHab description and meet all the criteria; however, is unlikely to be a good example of this habitat type given its setting.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Newly planted mixed scrub will not have mature shrubs present and unlikely to achieve different age classes at time to target condition
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	No invasive non-native plant species present within mixture
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	Area will not have a well-developed edge

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	No clearings, glades or rides will be present within habitat.
Number of criteria passed			1
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Suggested enhancement interventions to improve condition score			

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 accompanying report - Proposed areas of Sustainable drainage system			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site, Maple House, Potters Bar	Survey date and Surveyor name	11th June 2026, Emily Costello
Limitations (if applicable)	See report	Survey reference (if relating to a wider survey)	
Grid reference	Central grid ref: TL 2595 0098	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
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	It is assumed that a varied vegetation structure will not be achieved.
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	A variety of plant species that are beneficial for wildlife will be present and will provide nectar sources for a range of invertebrates
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	No invasive non-native plant species are proposed for these areas.
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land 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 Bioswale and SuDS 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 ⁴ .	No	It is assumed that the majority of the species will be non-native
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Yes	Species suited to wetter situations will be chosen.
Additional Criterion - must be assessed for Intensive green roofs 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 Biodiverse green roofs 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. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			3
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
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)	
• 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)	
• 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)	Moderate
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

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 accompanying report - Proposed green walls			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site, Maple House, Potters Bar	Survey date and Surveyor name	11th June 2026, Emily Costello
Limitations (if applicable)	See report	Survey reference (if relating to a wider survey)	
Grid reference	Central grid ref: TL 2595 0098	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
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	It is assumed that a varied vegetation structure will not be achieved.
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.	No	The species on the green wall will be limited to a few different species.
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	No invasive non-native plant species are proposed for these areas.
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land 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 Bioswale and SuDS 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 ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs 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 Biodiverse green roofs 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. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved *//
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)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	Poor
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)	
• 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: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
See accompanying report - Proposed 120No. of trees			
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, Maple House, Potters Bar	Survey date and Surveyor name	11th June 2026, Emily Costello
Limitations (if applicable)	See report	Survey reference (if relating to a wider survey)	
Grid reference	Central grid ref: TL 2595 0098	Habitat parcel reference	
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	It is assumed that at least 70% of the trees will be native
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	Trees will be newly planted and canopy is expected to be continuous. Appropriate management should ensure that canopy gaps will not be present as the tree matures.
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	The trees are unlikely to become mature at time to target condition.
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	Newly planted trees should be in good condition. Any failed plants will be replanted within the first five years. Appropriate management should ensure that tree health should not deteriorate.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Newly planted trees will not have ecological niches present. It is unlikely that ecological niches would develop at time to target condition
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	The majority of the tree canopies oversailed vegetation
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved */√
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
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 score²			