

Smallbridge Business Park, Riverside Drive, OL16 2SH.

Biodiversity Net Gain Assessment

October 2025



Report Control Sheet

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1 INTRODUCTION

1.1 SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd. was commissioned by Fothergill Coated Fabrics Ltd to prepare a Biodiversity Net Gain (BNG) assessment for the proposed works at Smallbridge Business Park, Riverside Drive, OL16 2SH (hereinafter referred to as the 'site' or 'application site'). This report and associated Biodiversity Metric Calculation has been produced to inform planning permissions for the extension of the existing warehouse onto an area currently used for storage.
- 1.1.2. The author of this report is Michael Boucher MSc, Ecological Project Manager at Collington Winter Environmental Ltd. The report has been overseen by Caitlin O'Connor, Senior Ecologist at Collington Winter. Caitlin has experience conducting statutory Biodiversity Net Gain assessments and producing accompanying reports across a range of projects.
- 1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

1.2. LOCATION

- 1.2.1. Please refer to Figure 1.1 for the site location. The site is located on an industrial estate to the southeast of Buckley, a suburban area within Rochdale, in Greater Manchester.

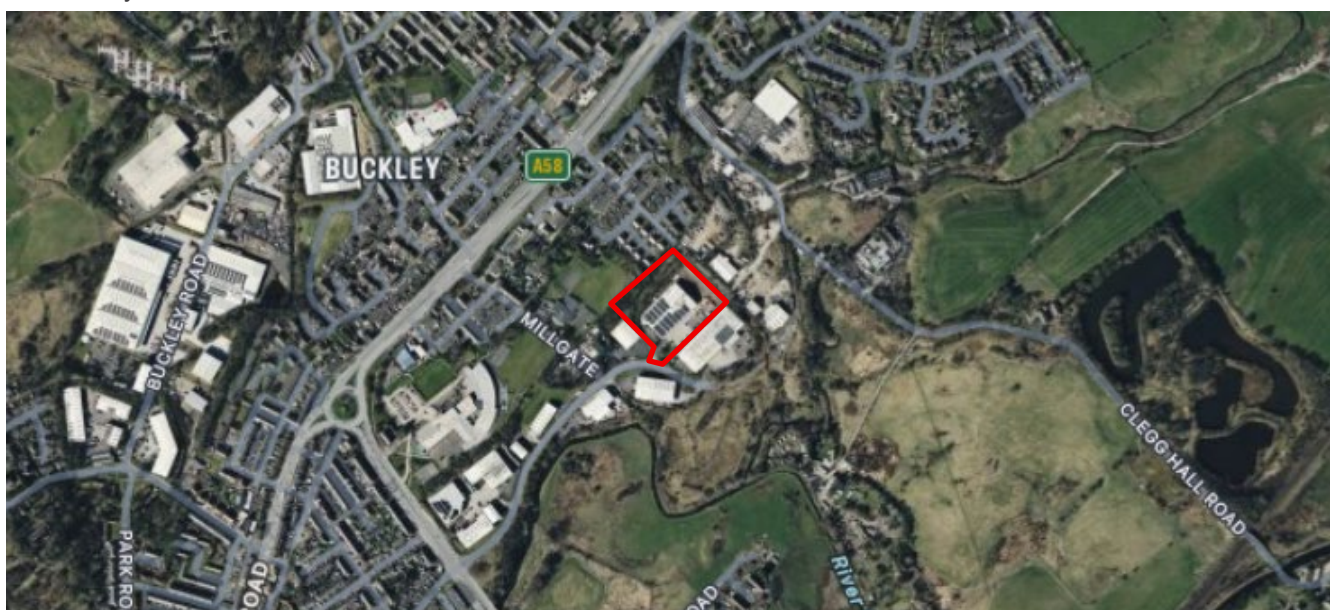


Figure 1.1 Site Location

1.3. OBJECTIVES

- 1.3.1. The report has been produced to document the methods, results and conclusions of a BNG Assessment undertaken based on the proposed development at the site. The objectives of this report are to:
 - Identify the baseline habitats present and provide a condition assessment;
 - Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
 - Calculate the overall change in biodiversity score from pre- post development
 - Provide design recommendations to maximise potential net gain achievable
 - Provide an indication of likely outcomes and indicative cost as required.

1.4. PLANNING CONTEXT

- 1.4.1 The Government's 25 Year Environment Plan commits to embedding the principle of environmental net gain into development practices. This commitment is reinforced through the National Planning Policy Framework (NPPF, 2024), which outlines the requirement for biodiversity and environmental enhancement. In particular, Paragraphs 187(d), 192(b), and 193(d) of the NPPF refer to this policy obligation. Additional guidance is provided in the Natural Environment Planning Practice Guidance (PPG), which explains how these requirements should be implemented in practice.
- 1.4.2 Under the Environment Act 2021, all planning permissions granted in England—subject to limited exemptions—must deliver a minimum 10% Biodiversity Net Gain (BNG). BNG is calculated using the Defra Biodiversity Metric, and the resulting habitat enhancements must be secured for a minimum period of 30 years. Key elements of the BNG requirement include:
- A minimum of 10% biodiversity net gain must be achieved, as calculated using the Biodiversity Metric and approved through a Net Gain Plan.
 - Habitats must be secured for at least 30 years through legally binding agreements such as planning obligations or conservation covenants.
 - BNG can be delivered on-site, off-site, or via the purchase of statutory biodiversity credits.
 - The mitigation hierarchy—avoidance, minimisation, mitigation, and compensation—continues to apply in managing biodiversity impacts.
 - The Act does not alter existing legal protections for species or habitats under other environmental or wildlife legislation.

2 METHODS

2.1 EXISTING HABITAT - BASELINE

- 2.1.1. A UK Habitat survey of the site was undertaken by Collington Winter Environmental in June 2025 to identify and define the extent of existing habitats. An updated survey was then conducted in August 2025 as the redline boundary for the site was increased. The surveys were undertaken in line with standard UKHab v2 methodology, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site. A UK Habitat map has been produced and provided in Appendix I of this report.
- 2.1.2. During the site surveys, habitats were assessed using appropriate and corresponding Statutory Biodiversity Metric Condition Assessment Sheets to establish the baseline condition of the habitats present on site.

2.2 PLANNING LAYOUT - POST-DEVELOPMENT

- 2.2.1 The red line boundary of the site and the proposed habitat creation measures have been informed by consultation with the client (Document: X141-AP1.01 REV. A).
- 2.2.2 A UK Habitat map of the proposed habitats has been produced and provided in Appendix I of this report.

2.3 THE STATUTORY BIODIVERSITY METRIC

- 2.3.1 The Biodiversity Net Gain (BNG) calculation was carried out using the Statutory Biodiversity Metric (DEFRA, 2024). The assessment was undertaken by Michael Boucher, who is recognised as a technically competent individual, meeting the criteria of a Suitably Qualified Person as defined in British Standard BS 8683:2020.
- 2.3.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric takes into account the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

2.4 HABITAT SCORING

- 2.4.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for aspects of the baseline calculation is demonstrated in the following sections.
- 2.4.2 To assess habitat quality and calculate the associated biodiversity units, the Statutory Biodiversity Metric uses three scoring factors, as outlined below.

Condition

- 2.4.3 The condition of each distinct habitat has been assessed using the appropriate Statutory Biodiversity Metric Condition Sheets. These sheets outline specific positive indicators for each habitat type and define how many must be present to meet various condition thresholds. In some cases, condition is automatically assigned based on habitat type. In relation to habitats present on-site, non-native and ornamental hedgerows are automatically assigned a condition of 'poor' and are not subject to further assessment using the standard condition sheets.
- 2.4.4 Baseline condition assessment sheets for the site are provided in Appendix II of this report.

Distinctiveness

- 2.4.5 The distinctiveness of each habitat (both area and linear) is automatically assigned by the Statutory Biodiversity Metric tool, based on national records of habitat occurrence and rarity.

Strategic Significance

- 2.4.6 Strategic significance is assessed at the landscape scale and confers additional biodiversity unit value to

habitats located within areas identified as priorities for biodiversity conservation and broader environmental objectives. This assessment draws on a range of published local plans and strategies to define these priorities, including Nature Recovery Areas, Local Biodiversity Action Plans, National Character Area objectives, and green infrastructure strategies.

- 2.4.7 These various priorities are consolidated within Local Nature Recovery Strategies (LNRS), which provide a statutory framework for identifying and mapping areas of strategic environmental importance. LNRS play a critical role in coordinating and prioritising nature recovery efforts at both regional and local scales, thereby enabling more effective targeting of biodiversity net gain and habitat enhancement initiatives. By aligning with wider landscape-scale objectives, LNRS help ensure that development and land management contribute meaningfully to long-term ecological resilience.
- 2.4.8 Specifically, LNRS aim to identify and map areas where nature recovery efforts will be most effective in halting biodiversity loss, improving habitat quality, and supporting species recovery across regions such as Lancashire. The outputs of LNRS directly inform the assignment of strategic significance to habitats, thereby influencing planning decisions and biodiversity metric calculations by recognising the added ecological value of sites within these priority areas.
- 2.4.9 The site lies within the jurisdiction of Greater Manchester Council which is also the responsible authority for the development of the Local Nature Recovery Strategy.
- 2.4.10 Most habitats onsite are not identified in Greater Manchester’s LNRS however the woodland parcel and individual trees are formally identified.

Post Development Units

- 2.4.11 Additional factors are implemented when assessing post development habitats, as follows:
 - Difficulty of Creation/Enhancement
 - Temporal Risk “Time to target condition”
 - Spatial Risk (when offsite mitigation is necessary)

2.5 LIMITATIONS OF ASSESSMENT

- 2.5.1 The conclusions and recommendations presented in this report are based on the application site boundary as provided by the client at the time of writing. Should there be any subsequent changes to the site boundary, this assessment must be reviewed and updated accordingly. Any necessary amendments should be supported by additional survey work to ensure accuracy and completeness.
- 2.5.2 Habitat areas have been estimated using Geographic Information System mapping tools. While every effort has been made to ensure the accuracy of spatial data, habitat area measurements may have inherent limitations and should therefore be considered as approximate values.
- 2.5.3 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required. Furthermore, ecological data is typically valid for a period of 12 to 18 months (CIEEM, 2019). Therefore, if there are delays to the project timeline, the results of this assessment should be reviewed as appropriate.

Table 2.1 Limitations Review

Limitation	Analysis
Competence of surveyor	Condition assessment was undertaken in June 2025 by Caitlin O’Connor Senior Ecologist at Collington Winter. An updated condition assessment was conducted in August 2025 by Michael Boucher, Ecological Project Manager at Collington Winter. Both Caitlin and Michael have experience in undertaking habitat surveys, as well as conducting Statutory Biodiversity Net Gain assessments and producing accompanying reports across a range of projects.

Competence of ecologist completing the metric	The metric was completed by Michael Boucher and overseen by Caitlin O'Connor.
Age of survey data	The condition assessments were undertaken in June/August 2025 during the site survey and therefore reflects current baseline conditions. There is no constraint to the age of survey data and this falls within best practice guidance.
Timing of survey	The survey was undertaken in June/August within the optimal season for botanical survey and habitat classification.
Departure from best practice guidance	None.

3 BASELINE CONDITIONS

3.1. EXISTING HABITATS

- 3.1.1. The application site and survey area is approximately 1.32 ha. Please refer to Appendix I of this report for the UK Habitat map of the site, which illustrates the habitats identified during the survey and their boundaries.
- 3.1.2. Corresponding Statutory Biodiversity Metric condition sheets for the habitats has been completed and provided in Appendix III.

u1c ARTIFICIAL UNVEGETATED, UNSEALED SURFACE

Corresponding Biodiversity Metric Habitat: Urban – Artificial Unvegetated, Unsealed Surface

- 3.1.3. Almost the entire area to be developed comprises artificial permeable surfaces overlaid with slate substrate. The ground had a few puddles on due to recent heavy rainfall but nothing permanent or a value for local fauna.
- 3.1.4. A gravel track also wraps around the northwest of the main warehouse building which has been colonised by vegetation but holds negligible value for local fauna.

u1b6 OTHER DEVELOPED LAND

Corresponding Biodiversity Metric Habitat: Urban – Developed land/sealed surface

- 3.1.5. A large portion of the site comprised of developed land/sealed surface in the form of a large car park and storage area which extended from the southwest of the site round to the northeast.

u1f SPARSELY VEGETATED URBAN LAND

Corresponding Biodiversity Metric Habitat: Sparsely vegetated land – Ruderal/ephemeral

- 3.1.6. The north of the site comprises a large soil mound which is approximately four to five meters tall. The soil mound mainly comprises rubble and bare ground although there is scattered vegetation particularly on the top of the feature. The mound overall possesses around 15% vegetation. Consultation with the clients found that approximately 60 m² of this is to be removed.
- 3.1.7. Vegetation species found within the soil mound included: common dandelions (*Taraxacum officinale*), broadleaved dock (*Rumex obtusifolius*), coltsfoot (*Tussilago farfara*), bramble (*Rubus fruticosus*), oak (*Quercus robur*), hawthorn (*Crataegus monogyna*), ash (*Fraxinus excelsior*), grey willow (*Salix cinerea*), wild cherry (*Prunus avium*), hazel saplings (*Corylus avellana*), horsetail (*Equisetum arvense*), black medic (*Medicago lupulina*), ribwort plantain (*Plantago lanceolata*), crested dogs tail (*Cynosurus cristatus*), dog wood (*Cornus sanguinea*), ragwort (*Jacobaea vulgaris*), creeping buttercup (*Ranunculus repens*), cocks foot (*Dactylis glomerata*), perennial ryegrass (*Lolium perenne*), red clover (*Trifolium pratense*), willow herb (*Epilobium sp.*), mosses (*Bryophyta sp.*), creeping thistle (*Cirsium arvense*), meadow buttercup (*Ranunculus acris*), vetches (*vicia sp.*), fern (*Tracheophyta sp.*), bindweed (*Convolvulus sp.*), nettle (*Urtica dioica*), wood avens (*Geum urbanum*), oxeye daisy (*Leucanthemum vulgare*) and Cotoneaster dammeri.

u1b5 BUILDINGS

Corresponding Biodiversity Metric Habitat: Urban – Developed land/sealed surface

- 3.1.8. A large warehouse is located onsite which is currently operational and has three smaller buildings associated with it which house machinery.

g4 MODIFIED GRASSLAND

Corresponding Biodiversity Metric Habitat: Modified Grassland

- 3.1.9. Three parcels of modified grassland were located on site, two to the southwest of site and one running along the northwest of the warehouse.
- 3.1.10. The parcels were comprised of similar species which included: red clover (*Trifolium pratense*), yorkshire-fog (*Holcus lanatus*), meadow buttercup (*Ranunculus acris*), common sorrel (*Rumex acetosa*), rural feather-moss (*Syntrichia ruralis*), ribwort plantain (*Plantago lanceolata*), *Syntrichia ruralis*, cock's-foot (*Dactylis glomerata*), dandelions (*Taraxacum spp.*), broad-leaved dock (*Rumex obtusifolius*), common reed (*Phragmites australis*), and wall cotoneaster (*Cotoneaster horizontalis*).

*w1g OTHER BROADLEAVED WOODLAND**Corresponding Biodiversity Metric Habitat: Other woodland; broadleaved*

3.1.11. To the northwest of the site lies an extensive area of broadleaved woodland, characterised by a young canopy and with a distinct line of cypress trees running through the centre. The understory is dominated by mosses, and a steep bank descends toward the adjacent warehouse, where red clover dominates the vegetation. At the base of the slope, a linear stand of willow marks the transition between habitats.

*g4 200 MODIFIED GRASSLAND – URBAN TREE**Corresponding Biodiversity Metric Habitat: Urban tree*

3.1.12. Five individual trees were located onsite all the trees were willow (*Salix* spp.)

*h3d BRAMBLE SCRUB**Corresponding Biodiversity Metric Habitat: Urban tree*

3.1.13. One parcel of bramble scrub was located to the northeast of the site.

3.2. A-1 ON-SITE HABITAT BASELINE

3.2.1. This section provides a summary of the 'A-1 On-Site Habitat Baseline' tab within the metric. It includes the habitats present within the site, their area, distinctiveness band, assessed condition, strategic significance, and calculated habitat unit value. A summary of on-site area habitats is presented in Table 3.1.

3.2.2. Please refer to Appendix III for the corresponding Statutory Biodiversity Metric condition assessment sheets.

Table 3.1 On-Site Habitat Baseline

Baseline Habitat Type	Habitat Parcel Reference	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitat Unit Value
Artificial unvegetated, unsealed surface	27998057	0.0734	V.Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.00
Developed land; sealed surface	27998084	0.2652	V.Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.00
Ruderal/Ephemeral	27998111	0.1075	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.43
Developed land; sealed surface	29519331	0.3014	V.Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.00
Ruderal/Ephemeral	29519332	0.0332	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.13
Developed land; sealed surface	29519354	0.0041	V.Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.00
Artificial unvegetated, unsealed surface	29519359	0.0203	V.Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.00
Developed land; sealed surface	29519364	0.0016	V.Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.00

Developed land; sealed surface	29519365	0.0011	V.Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.00
Modified grassland	29519366	0.0239	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.05
Other woodland; broadleaved	29519372	0.4161	Medium	Moderate	Formally identified in local strategy	3.83
Bramble scrub	29519390	0.0145	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.06
Modified grassland	29519405	0.0467	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.09
Introduced shrub	29519412	0.0051	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.01
Modified grassland	29519422	0.0039	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.01
Introduced shrub	29519424	0.0033	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.01
Urban tree	29519414	0.0163	Medium	Moderate	Formally identified in local strategy	0.15
Urban tree	29519416	0.0041	Medium	Moderate	Formally identified in local strategy	0.04
Urban tree	29519418	0.0041	Medium	Moderate	Formally identified in local strategy	0.04
Urban tree	29519420	0.0041	Medium	Moderate	Formally identified in local strategy	0.04
Urban tree	29519421	0.0041	Medium	Moderate	Formally identified in local strategy	0.04
					Total Habitat Units	4.92

3.3. LOST HABITATS

- 3.3.1. The ruderal/ephemeral soil mound located to the northeast of the site is to lose a volume of 60 m², the area of artificial unvegetated, unsealed surface adjacent to this is to be lost in full and a small area of the developed land; sealed surface associated with the carpark is to be lost.
- 3.3.2. One parcel of modified grassland is to be lost and replaced with mixed scrub.
- 3.3.3. All other onsite habitats are to be enhanced or maintained.
- 3.3.4. A summary of the on-site habitat types, including both area and linear habitats, along with their associated baseline unit values, proposed losses, and units retained, is provided in Table 3.3.

Table 3.3. Summary of On-Site Habitat Retention and Loss

Baseline Habitat Type	Habitat Parcel Reference	Habitat Unit Value	Unit Loss	Baseline Units Retained
Area Habitats				
Artificial unvegetated, unsealed surface	U1C	0.00	0.00	0
Developed land; sealed surface	U1B6	0.00	0.00	0
Ruderal/ephemeral	U1F	0.43	0.02	0.41
Developed land; sealed surface	U1B5	0.00	0.00	0.00
Ruderal/Ephemeral	U1F	0.13	0.00	0.13
Developed land; sealed surface	U1B5	0.00	0.00	0.00
Artificial unvegetated, unsealed surface	U1C	0.00	0.00	0.00
Developed land; sealed surface	U1B5	0.00	0.00	0.00
Developed land; sealed surface	U1B5	0.00	0.00	0.00
Modified grassland	G4	0.05	0.05	0.00
Other woodland; broadleaved	W1G	3.83	0.00	3.83

Bramble scrub	H3D	0.06	0.00	0.06
Modified grassland	G4	0.09	0.00	0.09
Introduced shrub	U1 847	0.01	0.00	0.01
Modified grassland	G4	0.01	0.00	0.01
Introduced shrub	U1 847	0.01	0.00	0.01
Urban tree	G4 200	0.15	0.00	0.15
Urban tree	G4 200	0.04	0.00	0.04
Urban tree	G4 200	0.04	0.00	0.04
Urban tree	G4 200	0.04	0.00	0.04
Urban tree	U1BC 200	0.04	0.00	0.04
			Total Habitat Units	4.86

3.4. HABITAT ENHANCEMENT

3.4.1. Habitats to be enhanced on site are detailed in Table 4.1 and illustrated on the Habitat Enhancement Plan provided in the Appendix.

Baseline habitat	Base Condition	Total habitat area (hectares)	Proposed habitat	Condition	Standard Time to Target Condition	Habitat Units Delivered
Grassland - Modified grassland	Poor	0.0467	Grassland - Modified grassland	Moderate	10	0.16
Grassland - Modified grassland	Poor	0.0039	Grassland - Modified grassland	Moderate	10	0.01
					Total	0.17

4 HABITAT CREATION

4.1. A-2 ON-SITE HABITAT CREATION

- 4.1.1. This section provides a summary of the 'A-2 On-Site Habitat Creation' tab within the metric. It includes the habitats proposed for creation, their area, distinctiveness band, strategic significance, assessed target condition considered feasible to achieve within the 30-year obligation period (ref. Appendix III for corresponding condition assessment sheets), in addition to the delivered habitat unit value. A summary of proposed area habitat creation is presented in Table 4.1.

Table 4.1 On-Site Habitat Creation

Baseline Habitat Type	Area (ha)	Distinctiveness	Target Condition	Strategic Significance	Habitat Unit Value
Developed land; sealed surface	0.098	Very Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
5x Small Urban tree	0.0204	Medium	Moderate	Formally identified in local strategy	0.07
Mixed scrub	0.0239	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.16
Total Habitat Units					0.23

4.2. HABITAT CREATION SUMMARY

- 4.2.1. A summary of habitat units generated from the proposed habitat creation measures, as calculated using the Biodiversity Metric Calculation Tool, is presented in Table 4.3. The table outlines the total number of units anticipated to be delivered by the scheme.

Table 4.3. Summary of On-Site Habitat Creation Units

Unit Type	Units Delivered
Habitat units	0.23

5 ASSESSMENT SUMMARY

- 5.1.1. The current baseline value of the application site is assessed as 4.92 habitat units. To achieve the statutory 10% Biodiversity Net Gain, the scheme must deliver a total 5.41 habitat units.
- 5.1.2. Based on the proposed habitat creation measures, the development results in a net gain of **+4.70% habitat units** (equivalent to **0.23 habitat units**). The scheme is therefore at a **unit deficit of 0.26 habitat units**, which are required to meet the statutory 10%.
- 5.1.3. The scheme does not comply with the Biodiversity Metric trading rules, due to loss of the low distinctiveness habitat (ruderal/ephemeral) and replacement with very low distinctiveness habitat (developed land/sealed surface).
- 5.1.4. Headline results from the Biodiversity Metric Calculation Tool are summarised in Figure 5.1 below.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.23
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	4.70%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 5.1 Headline results extracted from the Biodiversity Metric Calculation Tool

- 5.1.5. In accordance with the metric standards, low distinctiveness habitats must be offset with the same distinctiveness band (low) or better (medium, high, very high), whilst medium distinctiveness habitats must be offset with the same broad habitat (other woodland; broadleaved, blackthorn scrub, bramble scrub) or a higher distinctiveness habitat (high or very high) to compensate for any losses.
- 5.1.6. Given that the net gain on site is insufficient to achieve the required 10% relating to the Habitat Units, and the lack of further opportunity within the current scheme to provide sufficient habitat quality to achieve a net gain, offsetting will be required to meet emerging policy requirements. It is calculated that a further 0.26 Habitat Units are required for the scheme to achieve the minimum 10% net gain.

6 BIBLIOGRAPHY

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APPENDIX I – UK HABITAT BASELINE MAP



APPENDIX II – POST DEVELOPMENT MAP



APPENDIX III – HABITAT BASELINE CONDITION ASSESSMENTS SHEETS

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											
				Survey reference (if relating to a wider survey)											
Limitations (if applicable)				Habitat parcel reference											
				29519366	29519405	29519422									
				Grid reference											
Condition Assessment Criteria													Notes (such as justification)		
				Criterion passed (Yes or No)											
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.	No	No	No											
	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.														
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	No	No											
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	Yes	Yes											
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.	No	No	No											
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Yes	Yes											
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes	Yes											
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Yes	Yes											
Essential criterion achieved (Yes or No)		No	No	No											
Number of criteria passed		4	4	4											
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓													
Passes 6 or 7 criteria including passing essential criterion A	Good (3)														
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)														
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes	Yes	Yes											

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 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				Survey date and Surveyor name										
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)				Habitat parcel reference										
				29519414	29519416	29519418	29519420	29519421						
				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).	Yes	Yes	Yes	Yes	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	Yes	Yes	Yes	Yes								
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	No	No	No								
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	Yes	Yes								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	No	No	No								
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	No								
Number of criteria passed		4	4	4	4	3								
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)		Yes	Yes	Yes	Yes	Yes						

Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score²												

Condition Sheet: URBAN Habitat Type																
Habitat Types																
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground																
Habitat Description																
See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats:												ukhab – UK Habitat Classification				
On-site or off-site, site name and location			Survey date and Surveyor name													
			Survey reference (if relating to a wider survey)													
Limitations (if applicable)			Habitat parcel reference													
			27998111	29519332												
			Grid 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	No												
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	Yes												
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	Yes												
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)												
Number of criteria passed		2										
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)	Yes	Yes									
• 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)											
• Passes 2 or fewer of 5 criteria.	Poor (1)											
Suggested enhancement interventions to improve condition score												
Footnotes												

[illegible]

H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3										
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1										
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2										
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1										
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1										
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3										
Total Score (out of a possible 39)					29										
Condition Assessment Result		Condition Assessment Score			Result Achieved										
Total score >32 (33 to 39)		Good (3)													
Total score 26 to 32		Moderate (2)			Yes										
Total score <26 (13 to 25)		Poor (1)													
Suggested enhancement interventions to improve condition score															

APPENDIX IV – POST DEVELOPMENT TARGETTED HABITAT CONDITION ASSESSMENTS SHEETS

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			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with <i>Hippophae rhamnoides</i>) - 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		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		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).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	
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.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	
		Number of criteria passed	
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)	Y	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

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).

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												

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