

DALE STREET, MILNROW

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 Howe Rigout and Construction to prepare a Biodiversity Net Gain (BNG) Assessment for the proposed works at the site at Dale Street, Milnrow. This report has been prepared to inform planning application for a proposed residential development within the site.

1.1.2. The author of this report is Emma Anderson MSc, and has been overseen by Olivia Collington BSc (Hons), MEnvSc, CEnv Director at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2023).

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is situated between Dale Street and Delph Street, Milnrow within an urban district of Rochdale.

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 for the site to fulfil the following:

- Ensure that the mitigation hierarchy has been applied;
- 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 25-year Environment Plan states that government will “embed environmental net gain principle for development.”
- 1.4.2 National policy already sets out that planning should provide Biodiversity Net Gain (BNG) where possible. National Planning Policy Framework (NPPF) Paragraphs 174(d), 179(b) and 180(d) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.
- 1.4.3 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using Defra’s biodiversity metric and habitats will need to be secured for at least 30 years. Key points regarding BNG are listed below:
- Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan.
 - Habitat secured for at least 30 years via obligations/ conservation covenant.
 - Habitat can be delivered on-site, off-site or via statutory biodiversity units.
 - There will be a national register for net gain delivery sites.
 - The mitigation hierarchy still applies of avoidance, mitigation, and compensation for biodiversity loss.
 - Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
 - Does not apply to marine development.
 - Does not change existing legal environmental and wildlife protections.
- 1.4.4 Developers will be required to undertake an assessment (using the nationally set BNG metric tool) of the current biodiversity value of their site both prior to and post the development proposal. In the event that the value of the site post-development is less than 10% better than it was prior to development then the developer will have an obligation to provide additional off-site BNG units to achieve the mandatory 10% net gain.

2 METHODS

2.1 EXISTING HABITAT (BASELINE)

2.1.1. A Preliminary Ecological Appraisal (PEA) of the site was undertaken by Collington Winter Environmental Ltd in December 2024 (Ref: 20-1421 PEA). The methods were based on the standard methodology as detailed by UKHab classifications (The UK Habitat Classification Working Group, May 2023) using the UK Habitat Classification V2 guidance tool.

2.2 PLANNING LAYOUT (POST-DEVELOPMENT)

2.2.1 The Proposed Site Plan created by JCA Ltd. (Ref: 21.2683.24B) has provided a red line boundary and an indication of post-development habitats on site.

2.3 STATUTORY BIODIVERSITY METRIC

2.3.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA, the site's UK Habitat map and the Site Plan. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person – definition in BS8683:2020.

2.3.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers 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 the baseline and post development calculations are demonstrated in the following sections.

Baseline Units

2.4.2 To assess the quality of a habitat and therefore calculate the units scored the Statutory Biodiversity Metric utilises three scoring factors as detailed below.

Condition

2.4.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2023).

Distinctiveness

2.4.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (The Statutory Biodiversity metric).

Strategic Significance

2.4.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies.

Post Development Units

2.4.6 Additional factors are implemented when assessing post development habitats.

- 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 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. 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.
- 2.5.2 Habitat areas, both pre-development and post-development, have been measured using online mapping, and therefore will not be completely accurate.
- 2.5.3 The Location Plan used for post development areas is indicative in nature and does not constitute a detailed landscape plan.

Limitation	Analysis
Competence of surveyor	Condition Assessment was undertaken by Emma Anderson, MSc, Consultant who holds two years' experience. The survey was overseen and reviewed by: Olivia Collington BSc (Hons), MEnvSc, CEnv, Managing Director at Collington Winter Environmental Ltd who has over 10 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	The Metric has been completed by Emma Anderson and overseen by Olivia Collington.
Age of survey data	The condition assessment was undertaken in December 2024 and is therefore less than 12 months old. 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 December which is a sub-optimal time of year to undertake condition assessments due to the lack of vegetation and inability to assess presence of invasive non-native species accurately. In this instance a precautionary approach has therefore been taken, and the presence of invasive non-native species assumed as a "worst case" scenario.
Departure from best practice guidance	As above.

3 BASELINE CONDITIONS - HABITATS

3.1. STRATEGIC SIGNIFICANCE

3.1.1. The site is “Area/ compensation not in local strategy/ no local strategy”.

3.2. HABITATS PRE-DEVELOPMENT

3.2.1. Table 3.1 summarises the baseline habitats and hedgerows present within the site, and the relative area sizes and lengths.

Table 3.1 Habitat Type and Condition Assessment (pre-development)

Habitat Type	Irreplaceable habitat	Area (ha)	Distinctiveness	Score	Condition	Score	Habitat Units
Developed land; sealed surface	No	0.0463	V.Low	0	N/A - Other	0	0.00
Vacant or derelict land	No	0.0825	Low	2	Poor	1	0.17
Bare ground	No	0.0528	Low	2	Moderate	2	0.21
Urban tree	No	0.0733	Medium	4	Moderate	2	0.59
Urban tree	No	0.0855	Medium	4	Good	3	1.03
Urban tree (Felled)	No	0.2687	Medium	4	Moderate	2	2.15
Hedgerow Type		Length (km)	Distinctiveness	Score	Condition	Score	Units
Non-native and ornamental hedgerow		0.018	V.Low	1	Poor	1	0.02

3.3. RETAINED AND ENHANCED HABITATS

3.3.1. Two medium trees in ‘Moderate’ condition totalling the equivalent of 0.0326 ha will be retained.

3.3.2. Three medium and one large tree in ‘Good’ condition totalling the equivalent of 0.0855 ha will be retained.

3.4. LOST HABITATS

3.4.1. All other habitats within the red line boundary will be lost to facilitate the development.

3.5. PRE- DEVELOPMENT HABITAT BASELINE

3.5.1. Please refer to Table 3.2 summarising the Habitat and Hedgerow Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.3 Habitat and Hedgerow Baseline

	<i>On site Baseline</i>	<i>Retained</i>	<i>Enhanced</i>	<i>Lost</i>
<i>Habitat (Area) Units</i>	4.14	1.29	-	2.85
<i>Hedgerow Units</i>	0.02	-	-	0.02

4 HABITAT CREATION

4.1.1. Please refer to the Appendix for details of the condition criteria targeted for each habitat group (where appropriate).

Table 4.1 Post Development Habitat and Hedgerow Creation

Habitat Type	Area (ha)	Distinctiveness	Score	Condition	Score	Habitat Units
Developed land; sealed surface	0.1271	V.Low	0	N/A - Other	0	0.00
Vegetated garden	0.0327	Low	2	Condition Assessment N/A	1	0.06
Mixed scrub	0.0218	Medium	4	Poor	1	0.08
Urban tree	0.0366	Medium	4	Poor	1	0.10
Hedgerow Type	Length (km)	Distinctiveness	Score	Condition	Score	Units
Non-native and ornamental hedgerow	0.007	V.Low	1	Poor	1	0.01

4.1.2. The designation 'Mixed Scrub' refers to a native planting scheme.

4.1.3. It should be noted that 0.0366 ha is the equivalent of nine (9) individual trees.

5 SUMMARY

5.1.1. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation will achieve a net loss of -66.23% in Habitat Units, and a net loss of -63.79% in Hedgerow Units.

5.1.2. The Trading Rules have not been satisfied due to the loss of habitats of Medium and Low Distinctiveness.

Figure 5.1 On site net %

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)			Habitat units	-2.74
			Hedgerow units	-0.01
			Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)			Habitat units	-66.23%
			Hedgerow units	-63.79%
			Watercourse units	0.00%
Trading rules satisfied?			No - Check Trading Summaries ▲	
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	4.14	4.55	3.15
Hedgerow units	10.00%	0.02	0.02	0.01
Watercourse units	10.00%	0.00	0.00	0.00

5.1.3. Given the net loss achieved on site, offsetting will be required in order to meet policy requirements. It is calculated that a minimum of 3.15 Habitat Units and 0.01 Hedgerow Units are required for the scheme to achieve the minimum 10% net gain stipulated and satisfy the Trading Rules. As a 10% net gain cannot be achieved onsite, additional offsetting options should be explored.

5.1.4. A number of sites under ownership of the client are being explored as potential offsetting options. Should these prove unsuitable, the option of purchasing BNG credits will be pursued with GMEU and local Habitat Banks.

5.1.5. It is recommended that a Habitat Management and Monitoring Plan (HMMP) be conditioned as part of the planning permission to meeting the targeted conditions of post development habitats. The HMMP will detail full management prescriptions, for the 30-year period required as best practice for biodiversity net gain. The HMMP will be provided to all tenants and future homeowners and will detail where monitoring surveys are to be conducted.

6 BIBLIOGRAPHY

- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format).

APPENDIX 1 – Condition Assessment Sheets

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			
Bare ground habitat occupying the peripheral areas of the site.			
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	Dale Street, Milnrow	Survey date and Surveyor name	Emma Anderson 05/12/2024
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	SD 92742 12714	Habitat parcel reference	N/A
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.	Y	
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.	Y	
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).	Y	A small amount of Rugosa rose (<5%) is present on the site, failing the total absence criteria required to qualify the habitat as 'Good' condition.
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)			N
Number of criteria passed			3
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)	Y
• 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			
N/A			
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			
Vacant and derelict land occupying the central portion of the site.			
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	Dale Street, Milnrow	Survey date and Surveyor name	Emma Anderson 05/12/2024
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	SD 92756 12697	Habitat parcel reference	N/A
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.	N	
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.	N	
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).	Y	
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)			Y
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)	Y
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			
N/A			
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. 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														
Medium and large trees located throughout the site.														
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		Dale Street, Milnrow		Survey date and Surveyor name		Emma Anderson 05/12/2024								
				Survey reference (if relating to a wider survey)		N/A								
Limitations (if applicable)		N/A		Habitat parcel reference										
				N/A	N/A	N/A	N/A	N/A	N/A					
				Grid reference										
Condition Assessment Criteria				SD	SD	SD	SD	SD	SD					
				92744	92736	92754	92759	92770	92740					
				12690	12698	12685	12681	12705	12699					
				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).	Y	Y	Y	Y	Y	Y							
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).	Y	Y	Y	Y	Y	Y							
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	Y	Y	Y							
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.	Y	Y	N	N	N	Y							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	N	Y	Y							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	N	Y							

Number of criteria passed		6	6	5	4	4	6					
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved $\times$ / $\sqrt$										
Passes 5 or 6 criteria	Good (3)	Y	Y	Y			Y					
Passes 3 or 4 criteria	Moderate (2)				Y	Y						
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												
N/A												

[illegible]

Number of criteria passed		3	3	3	3	3	3	3	3	3	3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved $\times/\checkmark$										
Passes 5 or 6 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												
N/A												

APPENDIX 2 – Post-Development Target Condition Criteria

Habitat Type: Mixed Scrub		Target Condition: Poor
Condition Assessment Criteria		Targeted
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, - 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> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	No
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes
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
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No

Habitat Type: Individual Trees		Target Condition: Poor
Condition Assessment Criteria		Targeted?
A	The tree is a native species (or more than 70% within the block are native species).	No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature).	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.	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No

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