

Biodiversity Net Gain Assessment

SITE LOCATION

Hollingworth
Glamping Pods

ISSUE DATE

29th July 2025

OUR REFERENCE

250729 2039 BNG V1

PREPARED FOR

Rochdale Council

PRINCIPAL AUTHOR

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MCIEEM
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Quality Assurance

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Project number		2039



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Biodiversity Net Gain Assessment

VERSION: V1 DATE: July 2025

REF NO: 250729 2039 BNG V1 FINAL ISSUE



Summary	
Site	Hollingworth Glamping Pod National Grid reference SD 9379214691
Purpose and brief	Biodiversity Net Gain (BNG) Assessment Commissioned by Rochdale Borough Council
Development proposals	The Proposed Development is the construction of 6 glamping pods with a camping area and facilities
Methods	Biodiversity Net Gain Assessment using the 'The Statutory Biodiversity Metric' (DEFRA, 2025)
Pre-development Baseline Biodiversity Value	0.97 habitat units 1.54 hedgerow units
Post-Development Biodiversity	1.12 habitat units (14.59% gain in habitat units). 1.71 hedgerow units (10.87% gain in hedgerow units)
Compensation Strategy	No compensation strategy is required as the provisions of Biodiversity Net Gain can be provided on Site.
Recommendations	A detailed landscape planting plan should be provided. A Habitat Management and Monitoring Plan (HMMP) should accompany the final design to ensure the condition assessments of the created habitats is achieved long term. This can be secured as part of a planning condition to ensure that the target condition of habitats and time to condition are achieved.



1. Introduction/Background

1.1 Author

- 1.1.1 The Principal Author of this report is Laura Carter BSc (Hons) (Head of Ecology). The Principal Author has over eight years of professional experience in ecological consultancy and has worked on projects ranging in scale including commercial and residential sites. The Principal Author currently holds a Level 2 class survey licence from Natural England for bats (*Chiroptera* spp.) and a Level 1 class survey licence for great crested newts (*Triturus cristatus*), and is a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM); she is therefore subject to CIEEM's Code of Professional Conduct.
- 1.1.2 The detail provided within this report is a true and accurate reflection of the professional opinion of the Principal Author based on the information provided.
- 1.1.3 The Reviewer of this report is Francesca Aldridge BSc (Hons) (Ecologist). The Reviewer has over three years of professional experience in ecological consultancy and has worked on projects ranging in scale including commercial and residential sites. The Reviewer currently holds a Level 1 class survey licence from Natural England for Great Crested Newts (*Triturus cristatus*) and is a Qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM); she is therefore subject to CIEEM's Code of Professional Conduct.

1.2 Purpose and Brief

- 1.2.1 Rochdale Borough Council (the Client) commissioned Wharton Natural Infrastructure Consultants Ltd ('Wharton') to undertake a Biodiversity Net Gain ('BNG') Assessment of land known as land at Hollingworth Lake, Glammping Pods (see land within the red line boundary on Appendices 1 and 2), known herein as 'the Site').

1.3 Key principals of BNG

- Avoidance of Harm: Prioritise avoiding negative impacts on biodiversity wherever possible.
 - Mitigation Hierarchy: Follow a step-by-step approach—avoid, minimise, restore, then compensate for biodiversity loss.
 - Measurable Gain: Demonstrate a quantifiable biodiversity improvement, usually at least 10% above baseline conditions.
 - Long-term Commitment: Ensure biodiversity gains are maintained and monitored for at least 30 years.
 - Local Relevance: Enhance biodiversity in line with local conservation priorities and improve habitat connectivity.
 - Stakeholder Engagement: Involve local communities and experts in planning and implementing BNG measures.
 - Transparency and Adaptive Management: Be clear about processes and outcomes, and adapt management based on monitoring results.
- 1.3.1 These principles guide the effective integration of BNG into development projects to deliver sustainable, positive biodiversity outcomes.

1.4 Objectives

- 1.4.1 The objective of this report is to work with the Client to develop a BNG strategy that satisfies statutory and planning requirements, demonstrating how the proposed development will



deliver measurable biodiversity improvements. The report aims to provide a comprehensive assessment of baseline conditions, identify opportunities for on-site habitat creation and enhancement, and outline a plan for achieving at least a 10% net gain.

- 1.4.2 Where achieving the required net gain is not feasible on-site due to space constraints or other limitations, the report will explore off-site compensation options. If neither on-site nor off-site options are not feasible, the report will consider the purchase of biodiversity credits as a last resort, ensuring compliance with the mandatory BNG obligations.
- 1.4.3 This is achieved by conducting a thorough baseline assessment, engaging in client meetings to understand project goals and constraints, and collaborating with the landscape architect, where relevant, to ensure BNG measures are effectively integrated into the project design.

1.5 Description of Site and Local Area

- 1.5.1 The Site is located to the east of Hollingworth Lake and north of Skye Road in Littleborough. It is centred approximately at National Grid reference SD 94279 14887.
- 1.5.2 The Site comprised a residential building with an associated overgrown garden and gravel driveway, the rear of the property extended to a further field which was lined with trees along the western, eastern and northern boundaries. The Site is bordered by residential buildings to the south, east and west, and to the north of the Site by agricultural fields. c.150m to the west of the Site was Hollingworth lake.
- 1.5.1 Land use in the immediate and wider area is largely rural with occasional residential areas. The Site is well connected from an ecological perspective due to grassland, tree lines and woodland pockets within the immediate locality, the absence of major roads in the local area, and the location of Hollingworth Lake c.150m to the west, with connecting brooks, rivers, and canal cutting throughout the wider landscape.
- 1.5.2 Wildlife corridors are present in the local area, such as Hollingworth Brook c.235m northwest, Brearley Brook c.450m northeast and the River Roch c.1.4km northwest of the Site. The Site is well ecologically connected, although the tree line on Site adds to the connectivity features within the area the Site itself does not contribute to the functionality of this wildlife corridors.

1.6 The Proposed Development

- 1.6.1 The Proposed Development is the construction of 6 glamping pods with a camping area and facilities.
- 1.6.2 The proposals detailed above will be referred to throughout this report as the 'Proposed Development'.

1.7 Reference Documents

- 1.7.1 This document has been prepared with reference to the following documents in Table 1:

Table 1. Reference Documents

Document Name	Document Reference	Prepared By	Date
Preliminary Ecological Appraisal	250501 2039 PEA V1 - Preliminary Ecological Appraisal	Wharton (Wharton, 2025)	2025
Proposed Site Plan	211142-01-02- Proposed Site Plan	Glampitect (Glampitect, 2023)	2023

- 1.7.1 This BNG Assessment has been produced based on the 'Proposed Site Plan' (Glampitect, 2023)



which details the development at the Site, as detailed above.

- 1.7.2 If the Proposed Site Plan are subject to any future revisions the BNG assessment must be amended to reflect any changes.



2. Relevant Planning Policy

2.1.1 Planning policies which are relevant to the Proposed Development are summarised below in Table 2.

Table 2. Planning Policy Relevant to the Proposed Development

Planning Policy	Relevance to the Proposed Development
National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2024)	Section 192 of the NPPF states that in order to protect biodiversity, plans should “promote 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”. Section 193a of the NPPF states: “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”.
Environment Act (2021)	As of 2024, BNG (Biodiversity Net Gain) became a statutory requirement, mandating all developments to achieve a 10% net gain.

*Full policy text should be referred to as table text is a summary only.

Local Planning Policy

2.1.2 The Rochdale Adopted Core Strategy (Rochdale Borough Council, 2016) has been reviewed, and an excerpt of the relevant ecological policies is provided in Appendix 4.



3. Methodology

3.1 Biodiversity Net Gain Assessment Calculation Tool

- 3.1.1 The BNG calculation tool used for this assessment is 'The Statutory Biodiversity Metric' published in February 2024 by DEFRA (DEFRA, 2025) and later updated in July 2024.
- 3.1.2 This tool objectively calculates biodiversity losses and gains for terrestrial habitats in relation to development.

3.2 Habitat Condition Assessment

- 3.2.1 A survey to establish the baseline habitats on Site was undertaken on 14 April 2025 by the Principal Author.
- 3.2.2 The habitats at the Site were originally categorised using the UK Habitat Classification Version V2.01 (UKHab Ltd, 2024). The Statutory Biodiversity Metric requires all habitat data to be categorised according to the UK Habitat Classification.
- 3.2.3 The habitats at the Site have been mapped to reflect this; they are illustrated on the UK Habitat Classification Plan in Appendix 2.
- 3.2.4 The type and condition of habitats on Site were assessed to establish their biodiversity value. The condition assessment of the habitats has been carried out with reference to the Preliminary Ecological Appraisal (Wharton 2025).



4. Methodology

4.1 Biodiversity Net Gain Assessment Calculation Tool

- 4.1.1 The BNG calculation tool used for this assessment is 'The Statutory Biodiversity Metric' published in February 2024 by DEFRA (DEFRA, 2025) and later updated in July 2024.
- 4.1.2 This tool objectively calculates biodiversity losses and gains for terrestrial habitats in relation to development.

4.2 Habitat Assessment

- 4.2.1 A survey to establish the baseline habitats on Site was undertaken on 14 April 2025 by the Principal Author.
- 4.2.2 The habitats at the Site were originally categorised using the UK Habitat Classification Version V2.01 (UKHab Ltd, 2024). The Statutory Biodiversity Metric requires all habitat data to be categorised according to the UK Habitat Classification.
- 4.2.3 The habitats at the Site have been mapped to reflect this; they are illustrated on the UK Habitat Classification Plan in Appendix 2.
- 4.2.4 The type and condition of habitats on Site were assessed to establish their biodiversity value. The condition assessment of the habitats has been carried out with reference to the Preliminary Ecological Appraisal (Wharton 2025)
- 4.2.5 The condition assessments of the habitats at the Site were made using '*Statutory Biodiversity Metric Condition Assessments*' a technical supplement of The Statutory Biodiversity Metric.
- 4.2.6 The habitat distinctiveness used is always the default setting with The Statutory Biodiversity Metric.

4.3 Limitations

- 4.3.1 This report is based solely on the Site conditions on the 14 April 2025 and provides a 'snapshot' of Site conditions at this time only.



5. Biodiversity Net Gain Assessment

5.1 Overview

- 5.1.1 The Site is 0.27 hectares (ha) in size.
- 5.1.2 The Site comprised a modified grassland field with bramble scrub and tree line with a small area at the entrance with a toilet block and gravel entrance
- 5.1.3 The Site post-development will comprise 6 glamping pods with hedgerow planting and enhanced grassland with parking
- 5.1.4 A plan of the habitats detailed below is provided in Appendix 2.
- 5.1.5 Condition assessment criteria for existing habitats at the Site are provided in Appendix 6.
- 5.1.6 Condition assessment criteria for proposed habitats at the Site are provided in Appendix 7.



Table 3. On Site Habitat Baseline

Baseline BNG calculation						
Area Habitats	UKHab code	Condition Assessment	Distinctiveness	Area (ha)	Unit Value	Units Retained
Modified grassland	g4	Moderate	Low	0.2077	0.83	0.08 + (0.43 enhanced)
Bramble scrub	h3d	Condition Assessment N/A	Medium	0.0298	0.12	0.00 + (0.03 enhanced)
Artificial unvegetated unsealed surface	u1c	N/A - other	Very low	0.0173	0.00	N/A
Developed land; sealed surface	u1b	N/A - other	Very low	0.0039	0.00	N/A
Vegetated garden	828	Condition Assessment N/A	Low	0.0117	0.02	0.00
Area Habitat Baseline Unit Value					0.97	0.08
Hedgerow	UKHab code	Condition Assessment	Distinctiveness	Length (km)	Unit Value	Units Retained
Line of trees	33	Moderate	Low	0.343	1.37	1.37
Native hedgerow	h2a	Moderate	Low	0.042	0.17	0.17
Hedgerow Baseline Unit Value					1.54	1.54



Table 4. On Site Habitat Creation

Post Development BNG calculation					
Area Habitats	UKHab code	Condition Assessment	Distinctiveness	Area (ha)	Unit Value
Other neutral grassland	g3c	Moderate	Medium	0.0095 + (0.1067 enhanced_	0.06 +(0.73 enhanced)
Mixed scrub	h3h	Moderate	Medium	0.00 (+0.0085 enhanced)	0.06 + (0.06 enhanced)
Artificial unvegetated unsealed surface	u1c	N/A - other	Very low	0.0051	0
Developed land; sealed surface	u1b	N/A - other	Very low	0.0549	0.00
Modified grassland	g4	Poor	Low	0.0151	0.08
Modified grassland	g4	Moderate	Low	0.0259	0.00
Rural trees	200	Moderate	Medium	0.0139	0.03
Area Habitat Proposed Development Unit Value					0.25
Hedgerow	UKHab code	Condition Assessment	Distinctiveness	Length (km)	Unit Value
Native hedgerow	h2a	Moderate	Low	0.05	0.17
Hedgerow Proposed Development Unit Value					0.17



5.2 Habitat Trading Requirements

- 5.2.1 The Proposed Development succeeds in providing "*same broad habitat or higher distinctiveness habitat*" and "*same distinctiveness or better*" required by the trading standards of the DEFRA metric (DEFRA, 2025).

5.3 Results

- 5.3.1 The pre-development value of the Site is 0.97 habitat units and 1.54 hedgerow units.
- 5.3.2 The post-development value of the Site will be 1.12 habitat units and 1.71 hedgerow units.
- 5.3.3 The Proposed Development will achieve a gain of 0.14 habitat units and 0.17 hedgerow units
- 5.3.4 The Proposed Development will achieve a **14.59% gain** in habitat units and **10.87% gain** of hedgerow units within the Site.
- 5.3.5 The Statutory Biodiversity Metric, based on the Proposed Site Plan by Glampitect dated 2023 (see Appendix 5). See Biodiversity Impact Calculation in Appendix 3.



6. Conclusion

- 6.1.1 The Site comprised of a modified grassland field with bramble and lines of trees.
- 6.1.2 The Proposed Development comprises enhanced grassland, 6 glamping pods and camping facilities with associated access and amenities and the 50m of native hedgerow.
- 6.1.3 The existing biodiversity value of the Site is 0.97 habitat units and 1.54 hedgerow units.
- 6.1.4 The post-development value of the Site will be 1.12 habitat units and 1.71 hedgerow units.
- 6.1.5 The Proposed Development, based on the Proposed Site Plan (Glampitect, 2023) will result in an overall biodiversity gain of 0.14 habitat units and a gain of 0.17 hedgerow units.
- 6.1.6 The Proposed Development will achieve a 14.59 net gain in habitat units and a 10.89% net gain in hedgerow units within the Site and meets the trading standards of the DEFRA metric (DEFRA, 2025)
- 6.1.7 An appropriate Habitat Management and Monitoring Plan (HMMP) must accompany the final landscape designs to ensure the condition criteria set out within this report for habitat creation is achieved. This can be achieved by an appropriately worded condition.



References

DEFRA. (2025). *The Statutory Biodiversity Metric*.

Glampitect. (2023). *Hollingworth Lake Glamping Pods*.

Google Earth Pro. (2025). Google.

Ministry of Housing, Communities and Local Government. (2024). *National Planning Policy Framework*. London: Ministry of Housing, Communities and Local Government.

Rochdale Borough Council. (2016). *The Rochdale Adopted Core Strategy*.

UKHab Ltd. (2024). *The UK Habitat Classification Version 2.01*. Retrieved from <http://www.ukhab.org>



Appendix 1 – Site Location Plan (Google Earth Pro, 2025)





Appendix 2 – UK Habitat Classification Map



Scale: 1:500



Red Line Boundary



Line of trees



Native hedgerow



To be created



Artificial unvegetated,
unsealed surface



Bramble scrub



Developed land; sealed surface



Modified grassland



Vegetated garden



Date: 29/07/2024

Client: Rochdale Council

Project: Hollingworth Glamping Pods

Title: Baseline UK Hab Plan

Map file reference

250729 2039 BBNG V1

Plan no.

E001

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Appendix 3 – Biodiversity Net Gain Assessment Calculation for the Site (DEFRA, 2025)

On-site baseline	Area habitat units	0.97	
	Hedgerow units	1.54	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.12	
	Hedgerow units	1.71	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.14	14.59%
	Hedgerow units	0.17	10.87%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.14
	Hedgerow units	0.17
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.14
	Hedgerow units	0.17
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	14.59%
	Hedgerow units	10.87%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.97	1.07	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	1.54	1.69	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓



Scale: 1:500



Red Line Boundary



Line of trees



Native hedgerow



Line of trees



Native hedgerow



Artificial unvegetated,
unsealed surface



Developed land; sealed surface



Mixed scrub



Modified grassland



Other neutral grassland



Date: 29/07/2024

Client: Rochdale Council

Project: Hollingworth Glamping Pods

Title: Proposed UK Hab Plan

Map file reference

250729 2039 PBNG V1

Plan no.

E001

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Appendix 4 – Local Planning Policy Excerpts (Rochdale Borough Council, 2016)

G7 - Increasing the value of biodiversity and geodiversity

We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.

Particular priorities for biodiversity and geodiversity are:

1. **The South Pennine Moors** - our focus is to maintain and enhance the peatland habitats of the moorland and to support development, land and water management activities which provide an opportunity to conserve and enhance the value of moorland for upland breeding birds of conservation significance and the habitats on which they depend and which do not harm biodiversity value. Our focus is the designated Special Protection Area and Special Area of Conservation but also the wider moorland where such interest is present or could be supported through appropriate development or land management. We will also protect and support enhancement measures for areas of geodiversity value.
2. **The Rochdale Canal** - our focus is to ensure that the Rochdale Canal Special Area of Conservation and the wider biodiversity interest of the canal is given full and appropriate protection and ensure that development which delivers the economic and recreational value of the Rochdale Canal and its wider corridor supports and does not harm its biodiversity value.
3. **Upland farmland** - our focus is to ensure that the biodiversity interest of upland farmland including its value for birds, woodland and grassland is protected and opportunities for enhancement and the creation of new interest maximised through land management improvements and appropriate development activities.
4. **Countryside around towns** - our focus is to protect and enhance the biodiversity interest of river valleys, woodland, water and farmland including the reclamation of derelict and neglected land and flood risk management measures. We will also support actions which enhance public access and enjoyment of countryside close to urban areas including Local Nature Reserves and the wider countryside.
5. **Urban Areas** - our priority is to protect and enhance existing urban biodiversity and to support opportunities for new urban biodiversity corridors, sites and features including sustainable urban drainage schemes, new public realm provision, street trees and urban woodlands, ponds and lodges, green roofs and natural play areas.
6. **Designated sites of ecological importance** - will be given appropriate protection according to their European, national or local status and in accordance with policies in other development plan documents, supporting Supplementary Planning Documents and Biodiversity Action Plans.
7. **Protected Species:** Development proposals which would affect a species protected by law or its habitat will not be permitted unless it can be demonstrated that:
 - a. there is no adverse impact on the species concerned;
 - b. damage to habitats is minimal and alternative habitat provision is effective in maintaining those species.

Opportunities to protect, enhance and create features of biodiversity or geodiversity interest should be informed by the detail of any formal designation of a site or area and supporting plans and guidance such as Local Biodiversity Action Plans, Green Infrastructure Strategies and Action Plans and the Council's Biodiversity and Development SPD.

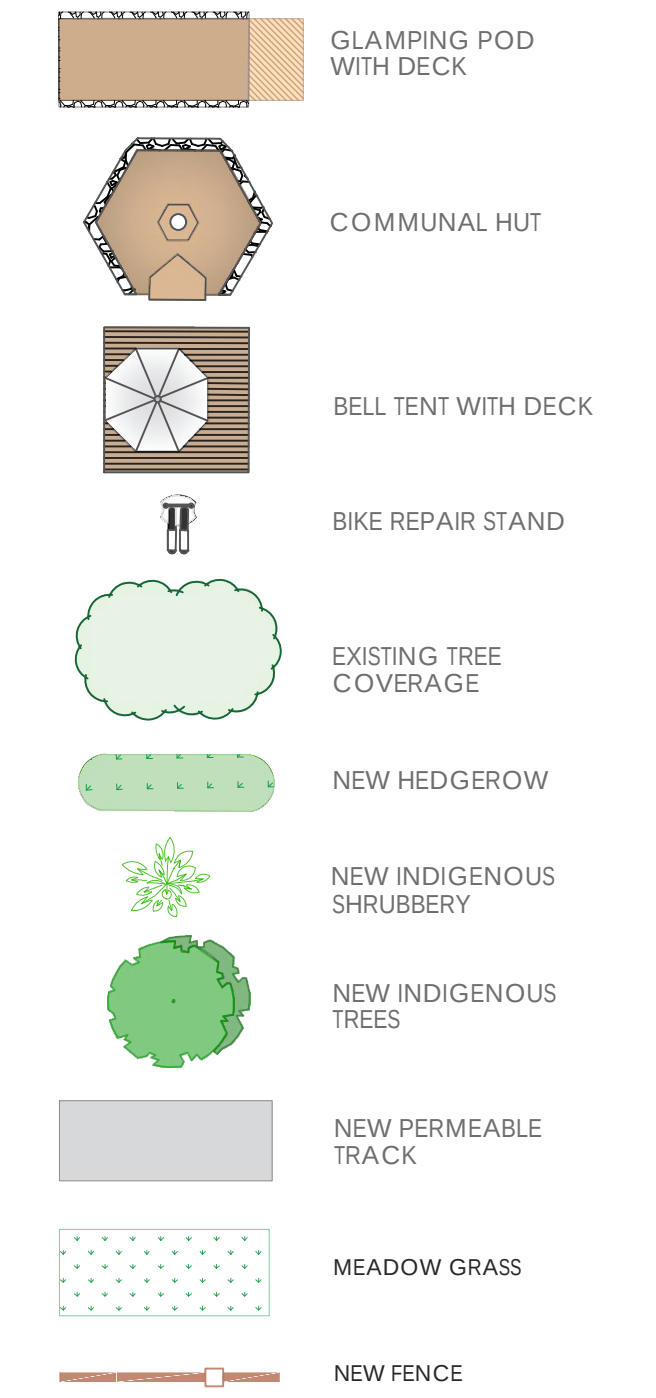
We will expect development proposals and improvements to:

- a. Protect and include existing biodiversity (including established biodiversity interest on brownfield land) within new developments, public realm and open spaces and meet the requirements of the Biodiversity and Development SPD, Greater Manchester and Local Biodiversity Action Plans;
- b. Protect and enhance existing features such as peatland, ponds, wetlands, reservoirs, mill lodges, trees, hedges, wooded areas, meadows, flora and fauna;
- c. Take opportunities to promote biodiversity and create new habitats through new development using landscaping and building and construction features wherever possible (e.g. ponds, species of vegetation, green roofs and walls, bat boxes, roof space, appropriate nest boxes and landscaping);
- d. Enhance strategic wildlife corridors and the most natural areas and ensure that habitats and corridors are not fragmented by development;
- e. Improve access where appropriate to new or existing biodiversity interest for public enjoyment; and
- f. Protect important geology and take opportunities to increase interest and accessibility.



Appendix 5 – Proposed Site Plan (Glampitect, 2023)

KEY TO SYMBOLS



Date	Description	Rev	By
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Revision Description

LOCATION PLAN 1:5000



Project:
Proposed Glamping Site - For Mr N Matley
13, Hollingworth Fold, Syke Road, Littleborough,
OL15 0AJ

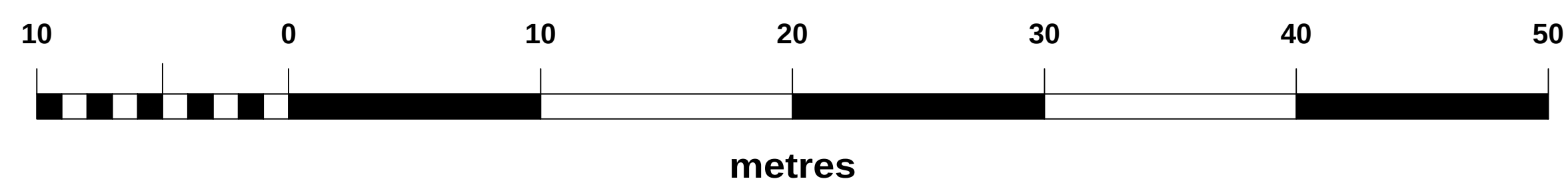
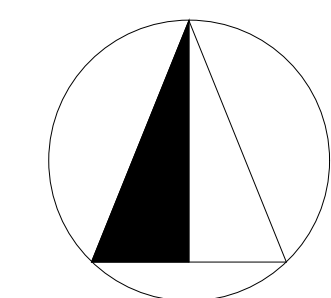
Drawing Title:
PROPOSED DETAILED SITE PLAN

Drawing Number:
211142-01-02

Revision:
Date: 13.02.2023
Scale: 1:200 @ A1
Drawn By: TA
CAD Dwg File:
Checked By: EC

Issue Status:
Full Planning Application

NORTH



OWNERSHIP BOUNDARY
SITE BOUNDARY





Appendix 6 – Habitat Condition Assessments for Baseline Habitats

Modified Grassland - g4

	Condition Assessment Criteria	Pass/Fail
1	There must be 6-8 species per m ² . Note - if a grassland has 9 or more species per m ² it should be classified as a moderate distinctiveness grassland habitat type. NB - this criterion is non-negotiable for achieving moderate or good condition.	Pass
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
4	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	Fail
5	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass
6	Cover of bracken less than 20%.	Pass
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover.	Pass
Final Condition (based on passing 5 of 7 criteria including key criterion 1)		Moderate

Biodiversity Net Gain Assessment

VERSION: V1 DATE: July 2025

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Line of trees – w1g6 33

Condition Assessment Criteria		Pass/Fail
1	At least 70% of trees are native	Pass
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide	Pass
3	One or more trees has veteran features and or natural ecological niches	Fail
4	There is an undisturbed naturally-vegetated strip of at least 6m on both sides	Pass
5	At least 95% of the trees are in healthy condition (deadwood or veteran features valuable for wildlife are excluded). There is little or no evidence of an adverse impact on tree health by damage.	Pass
Final Condition (based on passing 4 of 5 criteria)		Moderate

Native hedgerow – h2a

Condition Assessment Criteria		Pass/Fail
A1	Height >1.5m average along length	Pass
A2	Width >1.5m along length	Fail
B1	Gap – Hedge base <0.5m for 90% of length	Fail
B2	Gap – Hedge canopy continuity. Gaps make up <10% with no canopy gap of >5m.	Pass
C1	Undisturbed ground >1m width of undisturbed for 90% of the length	Pass
C2	Undesirable perennial vegetation – plant species indicative of nutrient enrichment <20% cover	Fail
D1	Invasive and neophyte species - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover.	Pass
D2	Current Damage - >90% of the hedgerow or undisturbed ground is free of damage by human activities	Pass
Final Condition (based on passing 5 of 8 criteria)		Moderate



Appendix 7 – Habitat Condition Assessments for Created Habitats

Modified Grassland - g4

	Condition Assessment Criteria	Pass/Fail	Pass/Fail
1	There must be 6-8 species per m ² . Note - if a grassland has 9 or more species per m ² it should be classified as a moderate distinctiveness grassland habitat type. NB - this criterion is non-negotiable for achieving moderate or good condition.	Fail	Pass
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Fail
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass
4	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	Pass	Pass
5	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Fail	Fail
6	Cover of bracken less than 20%.	Pass	Pass
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover.	Pass	Pass
Final Condition (based on passing 4 of 7 and 5 of 7)		Poor	Moderate

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Other neutral grassland – g3c

Condition Assessment Criteria		Pass/Fail
1	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Pass
2	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 insects, birds and small mammals to live and breed.	Pass
3	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass
4	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Pass
5	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Fail
6	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Fail
Final Condition (based on passing 4 of 6 criteria)		Moderate

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Rural/Urban trees

Condition Assessment Criteria		Pass/Fail
A	The tree is a native species (or at least 70% within the block are native species).	Pass
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).	Pass
C	The tree is mature (or more than 50% within the block are mature).	Fail
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.	Pass
D	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
F	More than 20% of the tree canopy area is oversailing vegetation beneath	Pass
Final Condition (based on passing 4 of 6 criteria)		Moderate

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Mixed scrub – h3h

	Condition Assessment Criteria	Pass/Fail
A	Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).	Pass
B	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.	Fail
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species make up less than 5% of ground cover.	Pass
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Pass
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
Final Condition (based on passing 3 of 5 criteria)		Moderate

Native hedgerow – h2a

	Condition Assessment Criteria	Pass/Fail
A1	Height >1.5m average along length	Pass
A2	Width >1.5m along length	Pass
B1	Gap – Hedge base <0.5m for 90% of length	Pass
B2	Gap – Hedge canopy continuity. Gaps make up <10% with no canopy gap of >5m.	Pass
C1	Undisturbed ground >1m width of undisturbed for 90% of the length	Fail
C2	Undesirable perennial vegetation – plant species indicative of nutrient enrichment <20% cover	Fail
D1	Invasive and neophyte species - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover.	Pass
D2	Current Damage - >90% of the hedgerow or undisturbed ground is free of damage by human activities	Pass
Final Condition (based on passing 6 of 8 criteria)		Moderate

WHARTON

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