

Biodiversity Net Gain Assessment

Site Address:

Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester, OL12 7TQ

Client:

Mr & Mrs A Whiteside

Assessment Date:

26th March 2025

Project:

This report is prepared to inform a planning application with the Rochdale Metropolitan Borough Council. The proposal is described as:

The provision of a specialist SEN educational facility at the site with minor internal remodelling to the main house and annexe, demolition of the garage building and the construction of single-storey demountable accommodation, as well as further fencing within the grounds and addition of new parking areas and a MUGA court.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	25/02/2026
Final	1.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	26/02/2026
Amendments (updated plans and new arb report)	2.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	26/03/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post-development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is centred on National Grid Reference SD 85286 15075 and has an area of approximately ~0.431ha. It comprises a dwelling, access parking, outbuildings, artificial unvegetated surfaces, grassland, tree lines, scattered trees, and ornamental non-native hedgerow in Norden, Rochdale.

The underlying geology of the site is sandstone (rough rock), with superficial deposits of diamicton (Devensian Till), overlain by freely draining slightly acid loamy soils with low fertility. Typical habitats of this soil type include neutral and acid pastures and deciduous woodlands; with acid communities such as bracken and gorse in the uplands. Adjacent to the west of the site is Over Town Lane, adjacent to the north and south is grassland, and adjacent to the east is woodland. Within a 4km radius of the site is scattered 'Priority Deciduous Woodland' (the closest being ~0.037km east), as well as ancient woodland. Other habitats include 'Grass Moorland' (non-priority), and 'Open Mosaic Habitat', designed under MAGIC. The closest watercourse to the site is Naden Brook, located ~0.335km east of the site boundary.

The wider landscape comprises rural areas with small, scattered settlements, with the large settlement of Manchester to the south of the site.

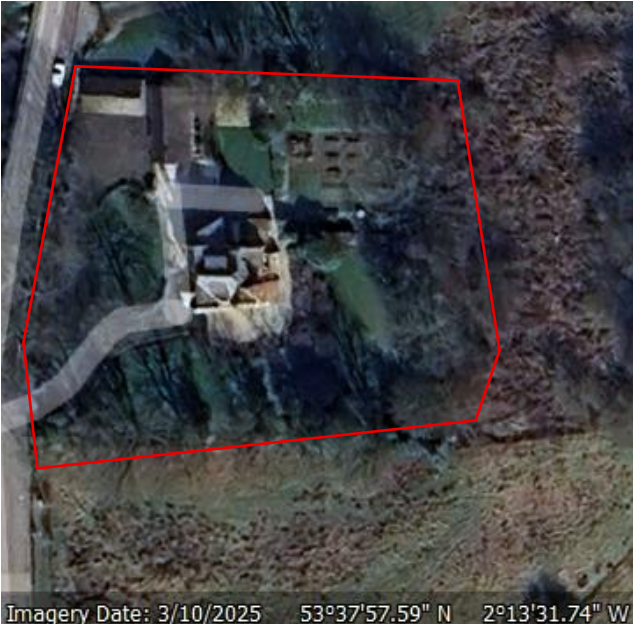
This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – Rainshore House, OL12 7TQ – V1 (Arbtech Consulting Ltd., 2026)
- ❖ Hard General Arrangement Plan – February 2026 - D3562-FAB-00-XX-DR-L-1000 – revision P01 (Fabrik, 2026)
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEAPRA) - Rainshore House, OL12 7TQ – V5 (Arbtech Consulting Ltd., 2024)
- ❖ Tree Survey Report - Rainshore House, OL12 7TQ – V1 (Arbtech Consulting Ltd., 2024)
- ❖ Tree Survey Report - Rainshore House, OL12 7TQ – V1 (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ The current landscaping proposal results in a net gain of area-based habitat units (+2.48%) and a net loss of linear-based habitat units (+116.72%) under met trading rules.
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 9.07 will need to be achieved. At present, there is a unit deficit of 0.62 units.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	18 th April 2024
	The baseline biodiversity value of the site is derived from the site as observed during the PEAPRA field survey (Arbtech Consulting Ltd., 2024). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 14 th May 2019 and 10 th March 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore the biodiversity value of the site, are not considered to have undergone degradation since 30th January 2020.	
		
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.	

BNG Target Uplift	+10%		
National Character Area (NCA)	36 - Southern Pennines		
Strategic Significance	Greater Manchester Combined Authority (GMCA), the responsible authority for the Local Nature Recovery Strategy (LNRS) for Rochdale Metropolitan Borough Council. However, no LNRS strategically significant habitat networks were identified in the site.		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Other Neutral Grassland	0.1909	The majority of the garden area of the site is grassland, which best represents 'other neutral grassland'. The sward height is homogenously short at ~5-10cm. Species richness among the sward is ~6-8 species per m2. There is >20% cover of broadleaved herbs and sedges.	<i>Poor: passes 2 of 5 criteria, including essential criterion A.</i> Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Artificial Unvegetated Unsealed Surface	0.0248	Some sections of the site include bare soil substrate overlain with gravel beds.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Developed Land Sealed Surface	0.148	Some sections of the site include sealed surfaces such as a patio and a driveway and car parking area. There are three on-site buildings (B1 – the main dwelling, B2 – an annexe, and B3 – a garage).	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Introduced Shrub	0.0673	The site includes a section of introduced shrub with other herbaceous vegetation.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Vegetated Garden	0.0023	The site also has six ground-level planters with herbaceous vegetation currently present.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Urban Tree	Poor: 0.2646	35 trees were considered in the baseline. 10 of which achieve 'poor' condition by passing 2 of 6 criteria. 21 of which achieve 'moderate' condition by passing 3 or 4 of 6 criteria, while the remaining 3 achieve 'good' condition by passing 5 of 6 criteria. See PEAPRA and AIA for more information.	Poor: passes 2 of 6 criteria.	Low Strategic Significance
	Moderate: 0.6211		Moderate: passes 3 or 4 of 6 criteria	Low Strategic Significance
	Good: 0.1099		Good: passes 5 of 6 criteria.	Low Strategic Significance

Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Non-Native and Ornamental Hedgerow	0.025	Sections of privet <i>Ligustrum ovalifolium</i> dominated hedgerow were recorded within the site.	Poor: Non-native and ornamental hedgerows are automatically assigned the condition of poor.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Developed Land Sealed Surface	0.0297	Areas of the path and building will be retained.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Introduced Shrub	0.0105	Areas of introduced shrubs will be retained.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Vegetated Garden	0.0023	The raised beds will be retained.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Urban Tree (good)	0.1099	3 x large (good condition) trees will be retained.	Good	Low Strategic Significance
	Urban Tree (moderate)	0.6048	7 x large, 12 x medium, and 2 x very large (moderate condition) trees will be retained.	Moderate	Low Strategic Significance
	Urban Tree (poor)	0.2646	5 x medium and 5 x large (poor condition) trees will be retained.	Poor	Low Strategic Significance
Created (A-2)	Modified Grassland (poor)	0.0724	Areas of the Golpha protective matting over grassland will be installed.	Poor: anticipated to pass 3 of 6 criteria, excluding essential criteria A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Modified Grassland (Moderate)	0.0076	Areas of species-rich grassland utilised for amenity purposes will be situated in the north-eastern section of the site.	Moderate: anticipated to pass 4 of 6 criteria, including essential criteria A. Assessed using the 'Grasslands	Low Strategic Significance

				Low Distinctiveness' habitat type condition sheet.	
	Other Neutral Grassland	0.0722	Wildflower meadows will be located throughout the site. The areas will be protected by fencing to maintain a moderate condition.	Moderate: anticipated to pass 4 of 6 criteria. Assessed using the 'Grasslands medium, high and very high Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Artificial Unvegetated Unsealed Surface	0.0452	Areas of gravel will be created.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Developed Land Sealed Surface	0.1147	New paths, roads, parking and buildings will be created.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Biodiverse Green Roof	0.0169	The new building will have a biodiverse green roof.	Moderate: anticipated to pass 3 of 4 criteria. Assessed using the 'Urban' habitat type condition assessment sheet.	Low Strategic Significance
	Introduced Shrubs	0.017	New shrub borders will be created.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Urban Tree	0.0489	12 x small (moderate condition) native trees will be planted in the site.	Moderate: anticipated to pass 3 of 6 criteria. Assessed using the 'Individual Trees' habitat type condition assessment sheet.	Low Strategic Significance

Enhanced (A-3)	Other Neutral Grassland	0.0448	Areas of existing other neutral grassland will be retained and enhanced to moderate condition.	Moderate: anticipated to pass 4 of 6 criteria. Assessed using the 'Grasslands medium, high and very high Distinctiveness' habitat type condition sheet.	Low Strategic Significance
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Post-Development Biodiversity Value: On-Site
Linear-Based Habitats

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	Non-Native and Ornamental Hedgerow	0.004	The majority of the hedgerow will be retained.	Poor	Low Strategic Significance
Created (B-2)	Non-Native and Ornamental Hedgerow	0.052	New sections of ornamental hedgerow will be created for the proposed development.	Poor: Non-native and ornamental hedgerows are automatically assigned the condition of poor.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	8.25 units ❖ Other Neutral Grassland – 0.76 units ❖ Artificial Unvegetated Unsealed Surface - net zero habitat ❖ Developed Land Sealed Surface - net zero habitat ❖ Vegetated Garden – <0.01 units ❖ Introduced Shrubs - 0.13 units ❖ Urban Tree (poor condition) – 1.06 units ❖ Urban Tree (moderate condition) – 4.96 units ❖ Urban Tree (good condition) – 1.32 units	0.03 units ❖ Non-Native and Ornamental Hedgerow – 0.03 units	N/A
	Post-Development	8.45 units ❖ Retained Developed Land Sealed Surface – net zero habitat ❖ Retained Introduced Shrubs – 0.02 units ❖ Retained Vegetated Garden - <0.01 unit ❖ Retained Urban Tree (poor condition) – 1.06 units ❖ Retained Urban Tree (moderate condition) – 4.83 units ❖ Retained Urban Tree (good condition) – 1.32 units ❖ Created Modified Grassland (poor condition) – 0.14 units ❖ Created Modified Grassland (moderate condition) – 0.03 units ❖ Created Other Neutral Grassland – 0.48 units	0.05 units ❖ Retained Non-Native and Ornamental Hedgerow – 0.02 units ❖ Created Non-Native and Ornamental Hedgerow – 0.05 units	N/A

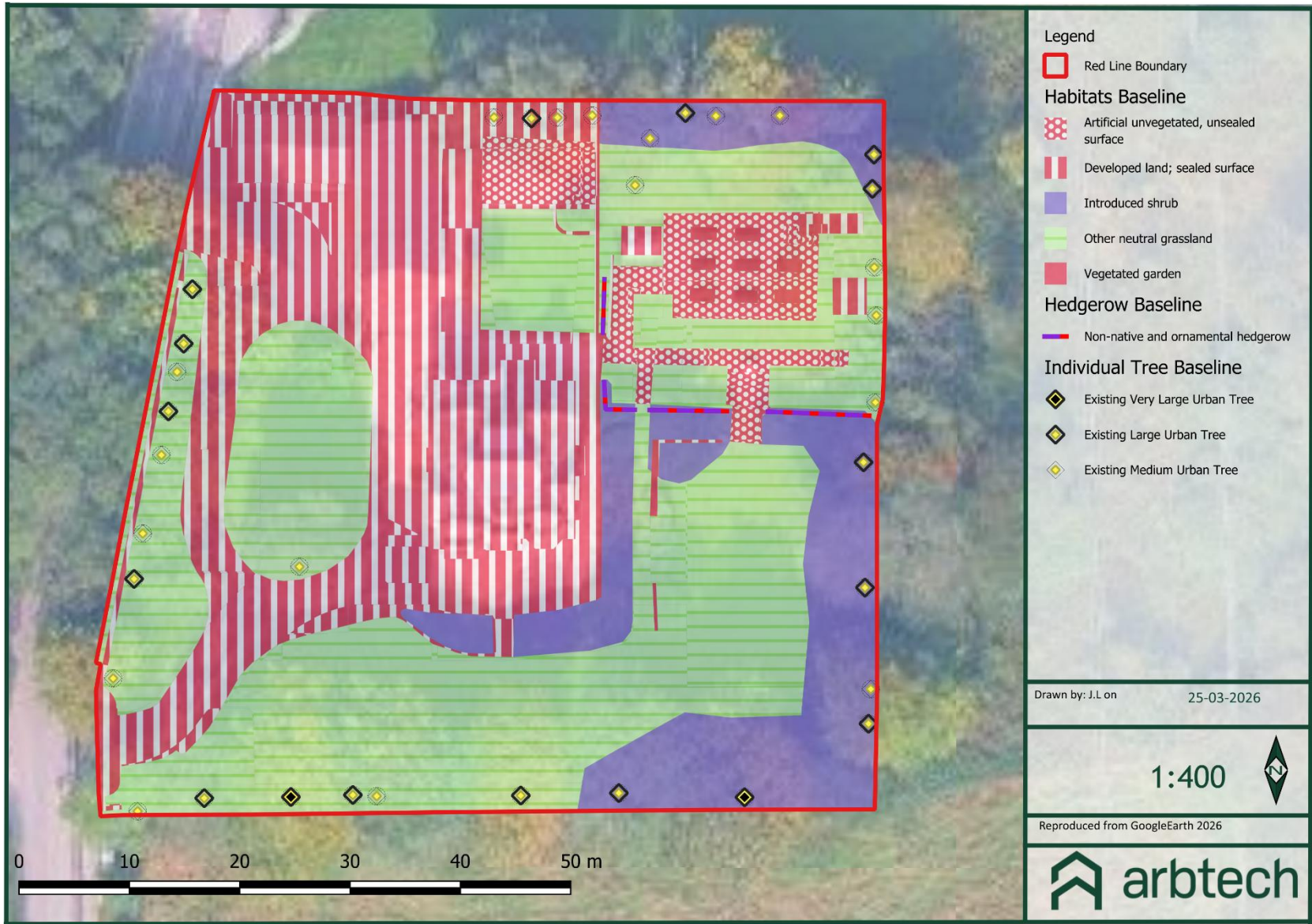
		❖ Created Artificial Unvegetated Unsealed Surface – net zero habitat ❖ Created Developed Land Sealed Surface – net zero habitat ❖ Biodiverse Green Roof (moderate condition) – 0.08 units ❖ Created Introduced Shrubs – 0.03 units ❖ Created Urban Trees – 0.15 units ❖ Enhanced Other Neutral Grassland – 0.3 units		
Overall Net Change	+0.20 units (+2.48%)	+0.03 units (+116.72%)	N/A	

Results, Discussion, and Next Steps

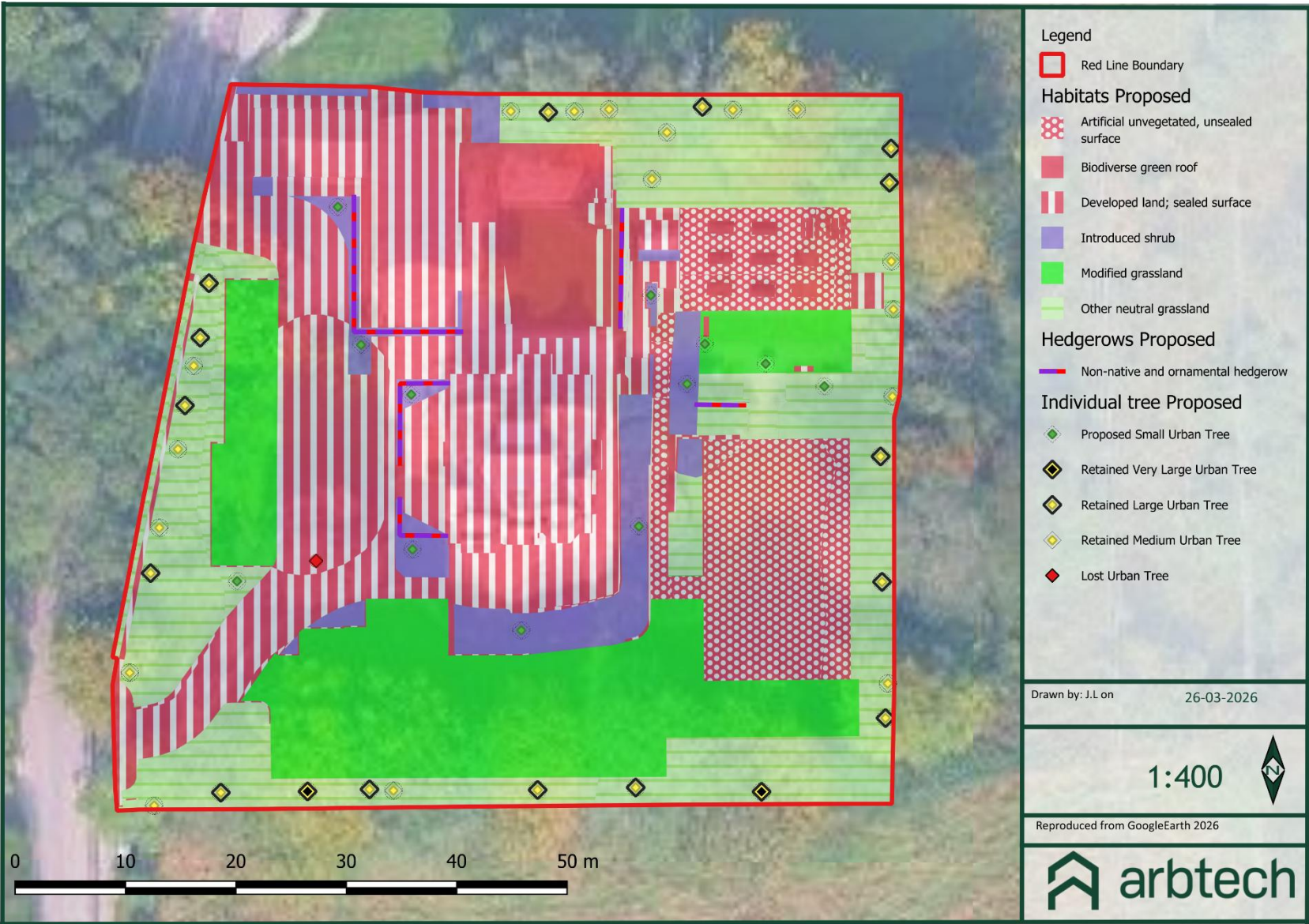
BNG Informative																		
Results	The current landscaping proposal results in a net gain of area-based habitat units (+2.48%) and a net loss of linear-based habitat units (+116.72%) under met trading rules. In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 9.07 will need to be achieved. At present, there is a unit deficit of 0.62 units.																	
Recommendations and Next Steps	In order to achieve the required net gain in biodiversity as a result of the proposed development, usually the provision of additional or alternative landscaping should be explored, and the proposed plans amended accordingly to achieve a net gain on site. However, there is a limited scope on site, and this provision may not be possible to achieve on site with the current arrangement (within the redline boundary), considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. Based on the proposed plans, it is unlikely that a net gain will be achieved through habitat creation/enhancement without significant changes to the on-site proposals or unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e., purchasing biodiversity units) within an approved scheme is required to achieve the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary of what off-site units will be required is detailed in the table below. <table><tr><th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr><tr><td rowspan="2">Area-Based</td><td>Low</td><td>Any</td><td>Any</td><td>0.62</td></tr><tr><td colspan="3">Total</td><td>0.62</td></tr></table>					Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Low	Any	Any	0.62	Total			0.62
	Distinctiveness	Broad Habitat Group	Habitat	Units Required														
Area-Based	Low	Any	Any	0.62														
	Total			0.62														

Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. These additional requirements can only be actioned following the finalisation of the BNG assessment – whether on-site or off-site net gains are sought.
BNG Mitigation Hierarchy	
Avoidance	Retained existing other neutral grassland, trees and hedgerows where possible. The affected areas are necessary to facilitate the proposal.
Minimisation	
Mitigation	Creation of other neutral grassland, trees and modified grassland, where possible. Creation of a hedgerow has been provisioned to satisfy the trading rule and meet 10% net gain. The onsite habitats have been maximised as there is limited scope on site (SEN school).
Offset	The 10% net gain for area-based habitats has not been met due to the limited landscaping scope on the site. Off-site offsetting will be required.

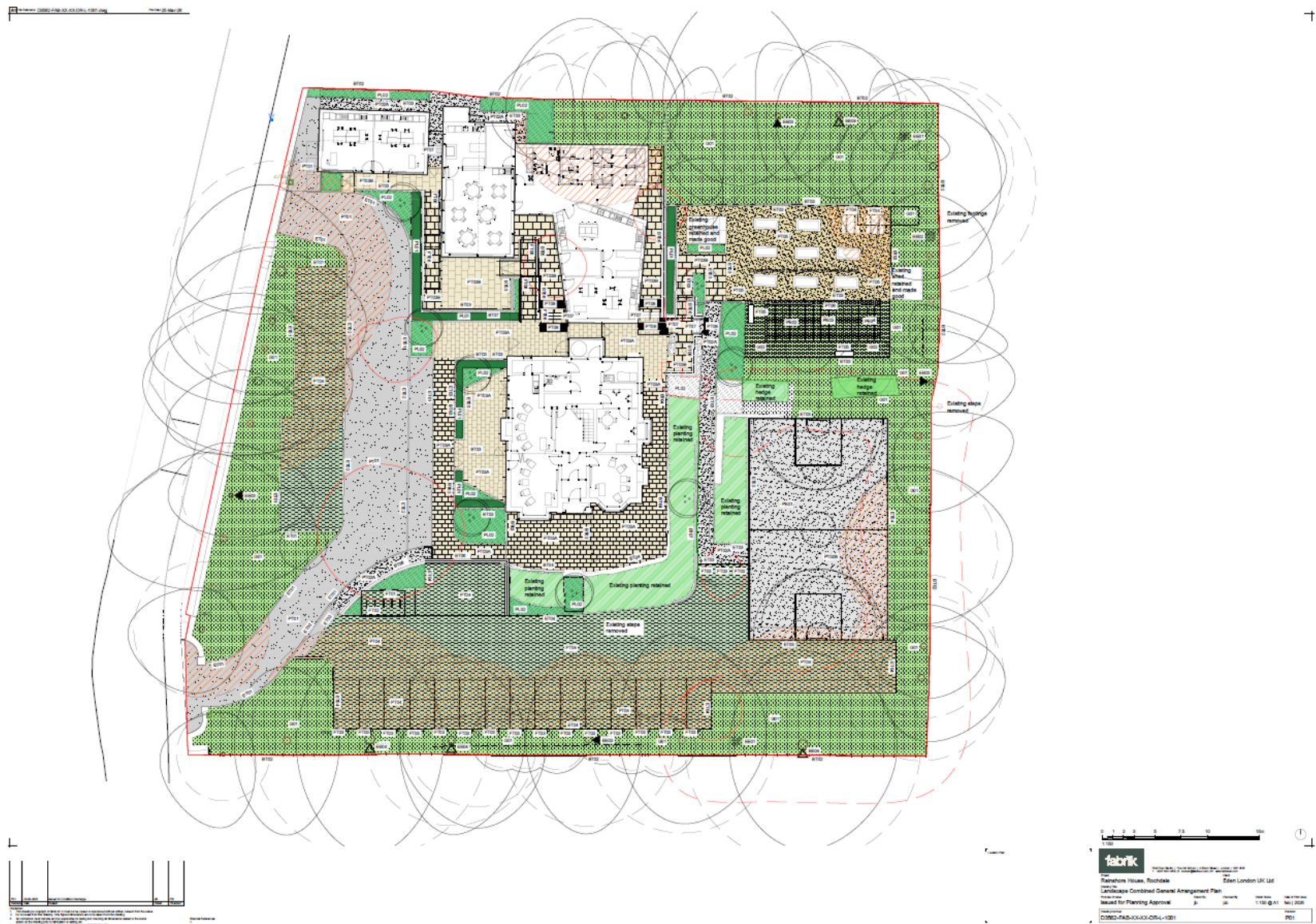
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester, OL12 7TQ		Return to results menu	
Headline Results			
Scroll down for final results ▲			
On-site baseline	Habitat units	8.25	
	Hedgerow units	0.03	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	8.45	
	Hedgerow units	0.05	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.20	2.48%
	Hedgerow units	0.03	116.72%
	Watercourse units	0.00	0.00%
On-site net gain is less than target			
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	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)	Habitat units	0.20	
	Hedgerow units	0.03	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	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)	Habitat units	0.20	
	Hedgerow units	0.03	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.48%	Total net gain achieved is less than target net A
	Hedgerow units	116.72%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)									
		T01 M	T02 L	T03 M	T04 M	T05 M	T06 M	T07 L	T08 L	T09 M	T12 M
A	The tree is a native species (or more than 70% within the block are native species).	N	Y	Y	Y	Y	Y	N	N	Y	N
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	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	Y	N	N	N	N	N	N	N	N
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N	N	N	N	N	N	N	Y
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	N	Y	N	N	N	N	N	N

F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Number of criteria passed		2	5	3	4	3	3	2	2	3	2

Condition Assessment Criteria		Condition Achieved (Y/N)									
		T13 L	T14 M	T15 M	T17 M	T18 M	T19 L	T20 M	T21 M	T24 L	T25 L
A	The tree is a native species (or more than 70% within the block are native species).	Y	Y	N	Y	Y	Y	N	N	N	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	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	N	N	N	N	N	N	N	N	Y
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	N	N	N	N	N	N	Y	Y	Y

E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	Y	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Number of criteria passed		5	3	2	3	3	4	2	3	3	5

Condition Assessment Criteria		Condition Achieved (Y/N)									
		G1 M	T27 M	T28 L	T29 L	T30 M	T31 L	T32 VL	T34 L	T35 L	T36 M
A	The tree is a native species (or more than 70% within the block are native species).	Y	Y	N	Y	N	Y	N	Y	N	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	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N	N	N	Y	Y	N	N
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning	N	Y	N	Y	Y	Y	Y	N	N	N

	regime, so the trees retain >75% of expected canopy for their age range and height.										
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	N	N	N	N	N	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Number of criteria passed		4	4	2	4	3	4	4	4	2	3

Condition Assessment Criteria		Condition Achieved (Y/N)			
		T37 L	T38 VL	T39 L	T40 M
A	The tree is a native species (or more than 70% within the block are native species).	N	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
C	The tree is mature (or more than 50% within the block are mature).	N	Y	N	N

D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N	N
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	Y	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y
Number of criteria passed		2	4	4	3

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 5 or 6 of 6 criteria	Good (3)	✓	
Passes 3 or 4 of 6 criteria	Moderate (2)	✓	
Passes 0, 1 or 2 of 6 criteria	Poor (1)	✓	

Other neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type.	N	Species composition includes sub-optimal species (>5%).
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 insects, birds and small mammals to live and breed.	N	Regularly mown homogenous grassland.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Cover of bare ground between 1% to 5%.

D	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%.	Y	No bracken or scrub.
E	Combined cover of species indicative of sub-optimal 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.	N	Physical damage from management activities and sub-optimal species (>5%).
Number of criteria passed			2
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Acid grassland types (result out of 5 criteria)			
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	✓

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Proposed urban trees; assessed using the 'Individual trees' habitat condition assessment sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Native trees to be planted.
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	The trees will be individual trees and thus will automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Little to no evidence of adverse anthropogenic impacts.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	Less than 20% of the tree canopy area will have vegetation underneath.
Number of criteria passed			3
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria		Good (3)	
Passes 3 or 4 of 6 criteria		Moderate (2)	✓
Passes 0, 1 or 2 of 6 criteria		Poor (1)	

Proposed modified grassland (poor condition – area of protective matting over grass); assessed using the 'Grassland low distinctiveness' habitat condition assessment sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² predicted.
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.	N	Regularly mown and uniform sward height.
C	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.	Y	No scattered scrub (less than 20% coverage).
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.	N	Physical damage expected to be more than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover expected to be over 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			3
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Proposed modified grassland (moderate condition – species rich grassland); assessed using the 'Grassland low distinctiveness' habitat condition assessment sheet:

Condition Assessment Criteria:	Condition passed (Yes or No)	Notes/Justification
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A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	Y	More than 6 vascular plant species per m ² predicted.
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.	N	Regularly mown and uniform sward height.
C	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.	Y	No scattered scrub present (less than 20% coverage).
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.	N	Physical damage expected to be more than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover anticipated to be more than 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			Y
Number of criteria passed			4
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A		Poor (1)	✓

Enhanced and proposed other neutral grassland (wildflower meadow); assessed using the 'Grassland medium, high and very high distinctiveness' habitat condition assessment sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type.	Y	Species composition of proposed seed mixes closely resembles definition of g3c 'other neutral grassland'.

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 insects, birds and small mammals to live and breed.	Y	Varied sward height of such specifications anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N	Cover of bare ground anticipated to exceed 5%.
D	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%.	Y	Management anticipated to control bracken cover, if present.
E	Combined cover of species indicative of sub-optimal 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.	N	Physical damage anticipated to exceed 5% of total area. No invasives anticipated.
Number of criteria passed		4	
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Acid grassland types (result out of 5 criteria)			
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	✓
Passes 2 or fewer criteria		Poor (1)	

Biodiverse Green Roof; assessed using the 'Urban' habitat condition assessment sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/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	Species proposed are not capable of providing varied vegetation structure.
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	Species proposed includes different species that flower at different times of the year.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note – to achieve good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	Absence of non-native plant species in species list. Management plan addresses removal of invasives if found colonizing green roof.
Additional Criterion – must be assessed for biodiverse green roofs only:			

G	The roof has a varied depth of 80mm–150mm; at least 50% is at 150mm 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.	Y	Undulating substrate depth and additional habitats such as sand piles, stones, and logs anticipated.
Essential criteria relevant for habitat type achieved (Yes or No)			Y
Number of criteria passed			3
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Results for green roofs (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 (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)	