

OLD MARKET STREET CRUMPSALL

Biodiversity Net Gain Assessment

August 2025



Report Control Sheet

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1 INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Saleem Architects to prepare a Biodiversity Net Gain (BNG) Assessment for the proposed works at Old Market Street, Crumpsall. This report has been prepared to inform planning application for two apartment blocks, including access roads, amenity gardens and parking spaces.

1.1.2. The author of this report is Michael Boucher MSc, Graduate Ecologist at Collington Winter Environmental Ltd and overseen by Olivia Collington, BSc (Hons), MEnvSc, CEnv, Managing Director at Collington Winter Environmental Ltd who has over 10 years professional experience in ecological consultancy is 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 located north of the city of Manchester in the suburb of Crumpsall (National Grid Reference: SD 85739 02887).

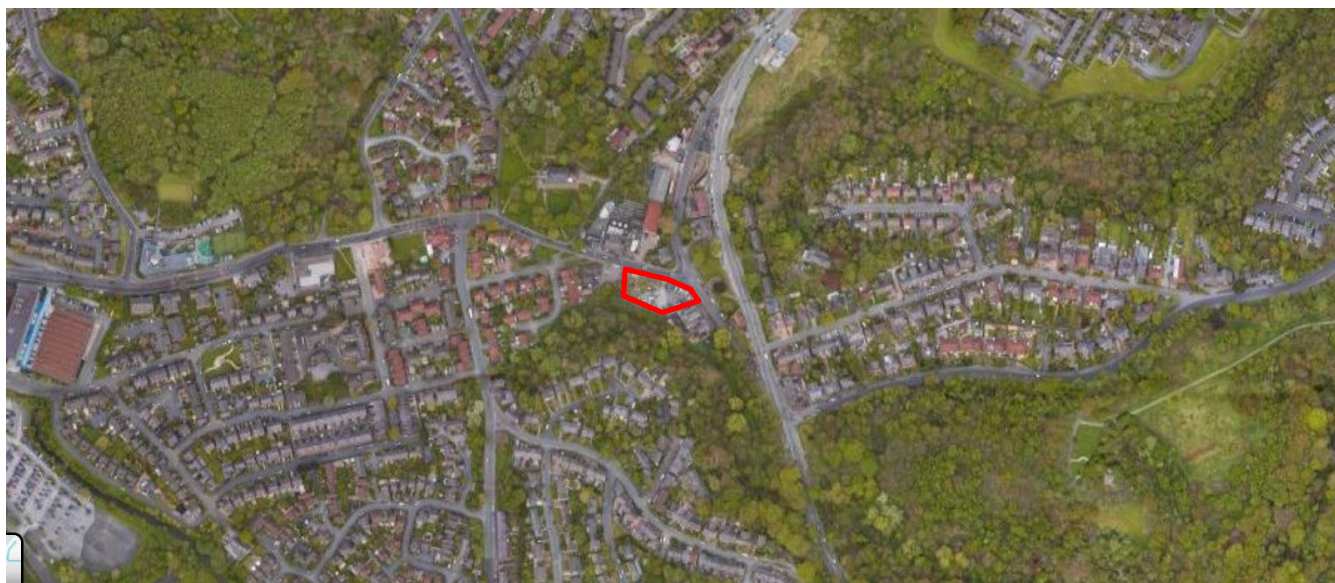


Figure 1.1 Site Location

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 walkover of the site was undertaken by Michael Boucher, Graduate Ecologist, and Caitlin O'Connor, Consultant Ecologist at Collington Winter Environmental Ltd on January 9th, 2025. The temperature was -6°C, wind 1 mph, eight octas cloud cover and light snow. 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.
- 2.1.2. A 1 x 1 m quadrat was utilised to categorise the grassland type on site including species composition and condition. Full details of quadrats are included within Appendix 1.

2.2 PLANNING LAYOUT (POST-DEVELOPMENT)

- 2.2.1 The Proposed Site Plan created by Saleem Architects (Reference: A102) has provided a red line boundary as well as the habitats to be incorporated within the 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 (predevelopment) have been measured using online mapping and therefore will not be completely accurate. Post development areas have been provided by the client.
- 2.5.3 The Proposed Site Layout used for post development areas is indicative in nature and does not constitute a detailed landscape plan.
- 2.5.4 January is a suboptimal time for carrying out a Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint due to the size and urban location of the site and limited extent of the habitats; it is considered very unlikely that any rare or priority plant species were missed.

Table 2.5.1 Limitations Review

Limitation	Analysis
Competence of surveyor	Condition Assessment was undertaken by Michael Boucher MSc, Graduate Ecologist and Caitlin O'Connor, Consultant Ecologist. 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	As above.
Age of survey data	The condition assessment was undertaken in January 2025 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 January 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. The survey, conducted during a suboptimal season, with snowfall and frost, still revealed a notable species richness. Given this, it is expected that the area will support at least 6 species per m ² during the optimal growing season, as the grassland already demonstrated high diversity despite the unfavourable conditions.
Departure from best practice guidance	No other departure from best practice guidance was taken.

3 BASELINE CONDITIONS - HABITATS

3.1. STRATEGIC SIGNIFICANCE

3.1.1.A Local Nature Recovery Strategy (LNRS) has not yet been published for Greater Manchester. As such, Table 8 located within the Statutory Biodiversity Net Gain Metric User Guide and alternative documents have been used to assess the strategic significance of habitats on site.

3.1.2.The modified grassland habitat was found to be diverse in its species, and the parcel was unmanaged. However, the habitat is not anticipated to provide high ecological value due to its limited size and urban location. As such, this habitat has been assessed as “Area/compensation not in local strategy”.

3.1.3.The artificial, unvegetated habitat has been assessed as “Area/compensation not in local strategy”, due to being omitted from the Draft LNRS and providing overall low ecological value.

3.1.4.Similarly, the sparsely vegetated land was found to be species poor and is omitted from the Draft LNRS. Therefore, has been assessed as “Area/compensation not in local strategy”.

3.2. HABITATS PRE-DEVELOPMENT

Table 3.2.1 Summarising the Pre-Development Habitat Conditions

3.2.1.A condition assessment was carried out of the onsite habitats and is summarised below:

Habitat	Area (ha)	Condition	Description
Artificial Unvegetated, Unsealed Surface	0.083	N/A – Other	A large parcel to the east of the site consisted artificial unvegetated, unsealed surface based on UK Hab Methodology used within the BNG metric. The area was overlayed by gravel and was being used for car storage with little to no vegetation present.
Sparsely Vegetated Land – Ruderal/Ephemeral	0.022	Poor	In the centre of site there were two parcels of sparsely vegetated land. The parcel to the west of site stretched from the northern boundary to the southern while the eastern parcel was contained to the northern boundary. The parcels were comprised of similar species with cock's foot (<i>Dactylis glomerata</i>), ribwort plantain (<i>Plantago lanceolata</i>), mouse eared chickweed (<i>Cerastium biebersteinii</i>) and broadleaf plantain (<i>Plantago major</i>) present.
Modified Grassland	0.071	Moderate	To the west of site, an area of modified grassland was identified which was dominated by cocks' foot (<i>Dactylis glomerata</i>) and a range of other herbs. Species were identified using ten quadrats which had an average species count of 5.1, this is close to the needed 6 species per m2 needed to achieve criterion A. As the survey was conducted in a sub optimal season and the weather on the day included snow fall and frost, it is anticipated that a minimum of 6 species per m2 will be observed in optimal growing season. Therefore, in the condition assessment it has been assumed criterion A has been met. Details of the quadrats can be found in Appendix 1.

3.3. LOST HABITATS

3.3.1. All habitats within the red line boundary are to be lost to development.

3.4. PRE- DEVELOPMENT HABITAT BASELINE

3.4.1. Please refer to Table 3.4.1 summarising the Habitat Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.4.1 Habitat Baseline

	On site Baseline	Retained	Enhanced	Lost
Habitat (Area) Units	0.44	0	0	0.44

4 HABITAT CREATION

4.1. INTRODUCTION

4.1.1. Please refer to the Proposed Site Plan by Saleem Architects (June 2025) in the appendix for full details of proposed landscaping within the development.

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

Table 4.1 Post Development Habitats, area sizes and target conditions

Habitat	Area (ha)	Condition	Notes
Modified Grassland	0.0243	Poor	Amenity/landscaped garden space
Individual Trees	0.0407 (10 trees)	Moderate	Trees to be planted around the site
Native Hedgerow	0.054	Moderate	Hedgerows planted alongside buildings and borders of site
Developed Land/Sealed Surface – Buildings	0.063	N/A - Other	Residential properties
Developed Land/sealed Surface – Paving, carparking etc	0.091	N/A - Other	Car park and access road
Introduced shrub	0.003	Condition Assessment N/A	Ornamental shrub species to be scattered around areas of grass

5 SUMMARY

5.1.1. All the onsite habitats identified during the BNG walkover will be lost due to the proposed development.

5.1.2. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation create a net loss of biodiversity within the site of -65.54% in habitat units. Therefore, **the trading rules have not been satisfied** due to the loss of low distinctiveness modified grassland.

5.1.3. As no hedgerow currently exists on the site, the proposed addition of 54 m of native hedgerow results in a net gain of 0.18 hedgerow units.

Figure 5.1 On site net %

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-0.34
	<i>Hedgerow units</i>	0.18
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-65.54%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

5.1.4. Given the net loss achieved on site relating to the Habitat Units, and the lack of opportunity within the current scheme to provide sufficient habitat quality to achieve a net gain, offsetting will be required to meet emerging policy requirements. It is calculated that 0.39 Habitat Units are required for the scheme to achieve the minimum 10% net gain.

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)

7 APPENDIX

APPENDIX 1 – QUADRAT DATA

Quadrat Grid Reference	Species List	Photograph
SD 85719 02885	Cocks foot Spear Thistle Timothy Grass Mosses Ribwort plantain Black medic	
SD 85721 02884	Creeping buttercup Broadleaf Dock Plantain Willow saplings Timothy Grass Ribwort plantain Cocks foot	
SD 85714 02882	Oxeye Daisy Cocks foot Common dandelion Timothy Grass Creeping Buttercup Moses	

SD 85715 02888	Ribwort Plantain Timothy Grass Common Yarrow Cocks Foot Creeping Buttercup		
SD 85715 02901	Broadleaf Dock Willowherb Cocks Foot Broadleaf Dock Plantain		
SD 85727 02901	Ribwort Plantain Timothy Grass Black Medic Cocks Foot		

SD 85737 02895	<p>Timothy Grass Willowherb Ribwort Plantain Cocks Foot Broad Leaf Plantain</p>		
SD 85736 02896	<p>Cocks foot Timothy Grass Ribwort Plantain Common Nettle Black Medic</p>		
SD 85730 02890	<p>Cocks foot Timothy Grass Ribwort Plantain Yarrow</p>		
SD 85721 02889	<p>Cocks Foot Ribwort Plantain Common Nettle Creeping Buttercup Buddleia Timothy Grass</p>		

APPENDIX 2 – SITE PHOTOGRAPHS

Habitat	Photograph
Artificial Unvegetated, Unsealed Surface	 <p>The photographs show a gravel-covered parking area with several vehicles parked. In the background, there are residential buildings, trees, and a fence. The surface is uneven and appears to be made of gravel or crushed stone.</p> <ul style="list-style-type: none">Top-left: A wide view of the gravel area with a white van and several cars parked. A fence and trees are in the background.Top-right: A closer view of the gravel area with a dark car and a white van parked. A red brick building is visible in the background.Bottom-left: A view of the gravel area with a white van and several cars parked. A fence and trees are in the background.Bottom-right: A view of the gravel area with a white van and several cars parked. A red brick building is visible in the background.

Sparsely Vegetated Land –
Ruderal/Ephemeral





Modified Grassland



APPENDIX 3 – POST DEVELOPMENT TARGET HABITAT CONDITIONS

Habitat Type: Native Hedgerow		Target Condition: Moderate
Condition Assessment Criteria		Targeted?
A1	Height >1.5 m average along length	Yes
A2	Width >1.5 m average along length	No
B1	Gap - hedge base Gap between ground and base of canopy <0.5 m for >90% of length	Yes
B2	Gap - hedge canopy continuity Gaps make up <10% of total length; and no canopy gaps >5 m	Yes
C1	Undisturbed ground and perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	No
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Yes
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	No

Habitat Type: Modified Grassland		Target Condition: Poor
Condition Assessment Criteria		Targeted
A	<p>There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.</p> <p>Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.</p>	No
B	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 vertebrates and invertebrates to live and breed.	No
C	<p>Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).</p> <p>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.</p>	Yes
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	Yes
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes

Habitat Type: Individual Trees		Target Condition: Moderate
Condition Assessment Criteria		Targeted?
A	The tree is a native species (or more than 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
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.	Yes
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

APPENDIX 4 – BASELINE HABITAT CONDITION SHEETS

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	<p>There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.</p> <p>Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.</p>	Yes	This is anticipated due to the high number of species observed during suboptimal conditions.
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.	Yes	
C	<p>Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).</p> <p>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.</p>	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	No	The survey was conducted at a suboptimal time of year therefore a worst case scenario has been followed
Essential criterion achieved (Yes or No)			
Number of criteria passed			
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/√	

Passes 6 or 7 criteria including passing essential criterion A	Good (3)	Yes	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
<p>Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .</p> <p>Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.</p> <p>Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.</p> <p>Footnote 4 – Wildlife and Countryside Act 1981 (as amended).</p>			

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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)			
Number of criteria passed			
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	X
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

APPENDIX 5 – PROPOSED SITE PLAN



PROPOSED SITE PLAN
1:200 @ A3



Dimensioning
Figured dimensions only to be taken from these designs and drawings. Work to annotated dimensions only. All dimensions to be checked on site. Architectural designers to be informed immediately of any discrepancies before work proceeds. Drawings are to be read in conjunction with relevant specifications, structural engineers and service engineers' drawings.



Rev	Date	Description
-	12/06/25	Issued to client for comments



S A L E E M
ARCHITECTS

Architecture | Masterplanning | Graphics

CLIENT:
-

PROJECT:
Land @ Old Market Street
Crumpsall

TITLE:
Proposed Site Plan

REV:

SCALE:
1:200 @ A3

DATE:

June 2025

DRAWING NO.
Sheet 1

