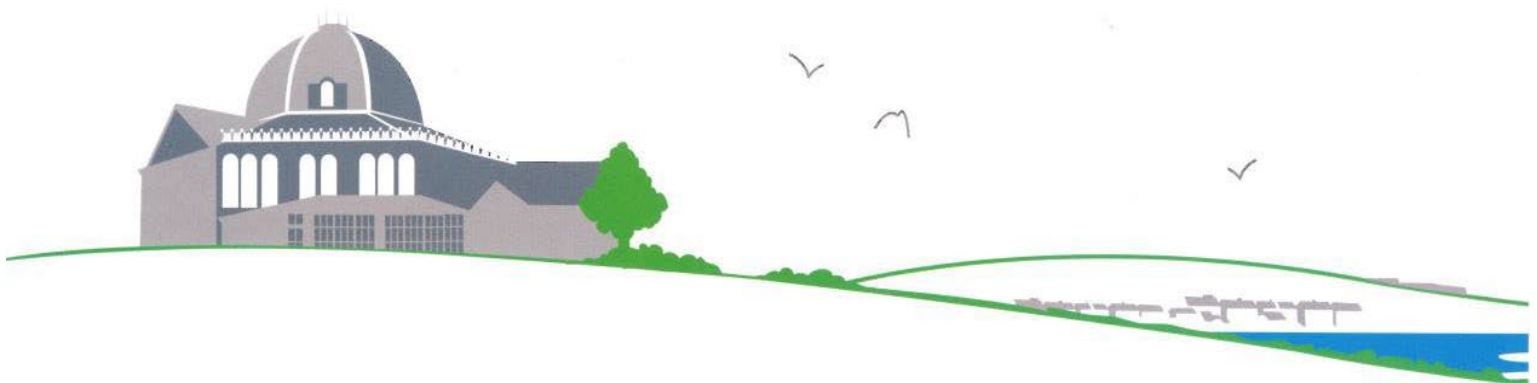




DEVONSHIRE (CIS) LTD
CIS TOWER
BIODIVERSITY NET GAIN ASSESSMENT



DEVONSHIRE (CIS) LTD

CIS TOWER

BIODIVERSITY NET GAIN ASSESSMENT

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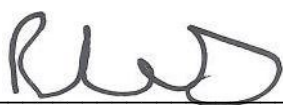
Project Manager
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September 2025

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____



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1	Planting Strategy
2	Post-development Habitat Condition Sheets
3	Biodiversity Net Gain Calculation Metric Outputs (sent separately)

1. INTRODUCTION

- 1.1 Penny Anderson Associates (PAA) was commissioned by Colliers (on behalf of the Devonshire CIS Tower Limited) to complete a Biodiversity Net Gain (BNG) assessment of a site referred to as the CIS Tower development at Miller Street, central Manchester (hereafter referred to as the 'site').
- 1.2 The proposed works include the refurbishment and extension of the existing CIS tower. The refurbishments will include the addition of a roof terrace with garden planting.
- 1.3 The BNG assessment is based on UK Habitat Classification V2.01 (UKHab Ltd 2023) and Habitat Condition Assessments carried out by Principal Ecologist Rob Lamb on the 5th December 2024 (see Figure 1 and PAA 2025). This survey provided an ecological baseline of the site to enable an assessment of the longer-term effect of the development on habitats and protected species.
- 1.4 This BNG Assessment uses a Biodiversity Impact Calculator that aims to quantify the value of habitats and features in 'biodiversity units' using the Statutory Metric¹ to quantify the number of baseline habitat units currently present within the site.
- 1.5 Devonshire Limited have an overall aim of achieving +10% net gain in biodiversity habitat units across the project.

Policy Context

- 1.6 The National Planning Policy Framework (NPPF 2024) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.
- 1.7 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:
 - a) 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;
 - b) development on land within or outside a Site of Special Scientific Interest (SSSI), and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should

¹ Metrics are surrogates, or combinations of measurements that provide an assessment of the biodiversity value of an area. It allows the biodiversity impact of a development to be quantified and if necessary, the compensatory action required to off-set the biodiversity loss (Defra 2011).

be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

1.8 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

1.9 To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- 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.

Biodiversity Net Gain

1.10 In England, BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'BNG' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

1.11 Under the statutory framework for BNG, subject to some exceptions, every grant of planning permission for applications submitted after 12th February 2024 (or 2nd April 2024 for small developments²) the introduction of the statutory framework, is deemed to have been granted subject to the condition that the biodiversity gain objective is met ('the biodiversity gain condition').

² A small development means residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares or commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat. This increase can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits.

- 1.12 A separate Habitat Maintenance and Management Plan (HMMP) will be prepared to demonstrate how the proposed enhancements will be managed in the long-term.

2. BIODIVERSITY NET GAIN METRIC METHOD

- 2.1 The BNG assessment uses the Statutory Metric methodology as required under the Environment Act 2021 for schemes of this nature. The Statutory Metric spreadsheet is used to calculate the biodiversity units of a site before and after the proposed development. The spreadsheet and associated guidance notes were available via the Statutory Metric tools and guides web page on the gov.uk website³.
- 2.2 The information required to complete the spreadsheet is:
- Area of each habitat (ha) and length of linear features (km), e.g. hedgerows;
 - Habitat and/or linear feature type;
 - Habitat and or linear feature condition;
 - The strategic significance of each habitat/feature type in relation to BNG;
 - Likely impact of the proposed development (i.e. habitats/features lost, retained, enhanced or created); and
 - Options for any proposed off-site (within the adjacent plot) biodiversity mitigation/compensation measures to contribute to the required BNG, plus an indication of whether further off-site compensation may be required.

Habitat and Linear Feature Assessment

- 2.3 Existing habitats were accurately digitised to British National Grid using Ordnance Survey vector mapping as a base, along with high resolution aerial photography as a guide, for use in the BNG assessment process.
- 2.4 The proposed post-development habitat and linear features were assessed using the landscape plans provided by the client team.
- 2.5 These datasets (existing and proposed habitats and linear features) were analysed within a Geographic Information Systems (GIS) platform to produce the metrics required to input into the spreadsheet for the BNG assessment.
- 2.6 The Metric requires that each habitat is given a 'distinctiveness' score that includes parameters such as species-richness, diversity, rarity and the degree to which habitats support species rarely found in other habitats. This is completed automatically by the Metric when the habitat type is selected, and the categories comprise:
- Very High;
 - High;
 - Medium;
 - Low; and
 - Very Low.
- 2.7 The Metric also requires a 'condition' assessment for each habitat and feature, and this is allocated to each habitat based on the guidelines provided in the Statutory Metric methodology guidance (Natural England 2023) and the Preliminary Ecological Appraisal survey results, along

³ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

with ecological expertise and knowledge of the site where necessary. Condition categories available within the Metric, which vary slightly depending on the habitat in question, are:

- Good;
- Fairly Good;
- Moderate;
- Fairly Poor;
- Poor; and
- Not Applicable.

- 2.8 The 'strategic significance' of the habitat is allocated depending on the identification of the habitat in that location being nationally or locally significant. This is evaluated from Local Nature Recovery Strategies (LNRS) where these are available, or alternatively from local plans, designations, etc. In the absence of any relevant strategic documentation indicating the habitat in that area is of strategic significance for biodiversity, the area is given a value of '1'.
- 2.9 As part of the proposed habitat creation and restoration, the Statutory Metric approach considers 'risk factors'. These include:
- Temporal factors – time required to reach target condition (the creation of a habitat, e.g. woodland takes time to mature and reach target condition). The temporal factor is generated automatically for each proposed habitat type; and
 - Difficulty factors – risk of failure of achieving habitats through restoration and/or creation. Some restoration and enhancement measures are more difficult to achieve than others. The Metric automatically selects the level of difficulty depending on the habitat chosen.
- 2.10 The GIS-generated data (ha) is input in the on-site habitat baseline spreadsheet for each of the habitats as classified under each of the following categories:
- Area of habitat retained – kept on-site throughout any development of landscaping process and featuring in final site designs;
 - Area of habitat enhanced – kept on-site throughout any development or landscaping process but enhanced (for wildlife) so as to achieve a measurable increase in habitat condition score as part of the design; and
 - Area of habitat lost – this is automatically calculated once other fields are completed.
- 2.11 The post-development spreadsheet provides the equivalent information for the final scheme landscape design to enable the difference in biodiversity value to be assessed before and after the proposed development.
- 2.12 Linear features, such as hedgerows and streams, are assessed separately within the methodology. The existing length of the feature is entered (in linear km) in the on-site hedge baseline spreadsheet, and on-site river baseline spreadsheet and the feature condition is selected based on the guidelines presented in the methodology. The lengths to be retained, removed or enhanced are added to the spreadsheet along with any new linear features to be created. The units calculated pre- and post-development are compared and the number of 'hedge units' or 'river units' is automatically calculated.

3. PRE- AND POST-DEVELOPMENT HABITAT/FEATURE TYPES AND THEIR CONDITION

Overview

- 3.1 The site is located within the highly urbanised setting of central Manchester. The site itself comprises predominantly the 118m tall CIS Tower. The tower was completed in 1962 and is primarily concrete-framed and glazed. The immediate hardstanding and ornamental plantings around the building are also within the survey boundary. The River Irwell runs further north of the site.
- 3.2 Botanical species names follow Stace (2019). The distinctiveness value for each habitat type is automatically selected by the Metric. Habitat condition is chosen according to an ecological evaluation based on fieldwork.

Habitats – Pre-development

Introduced Shrubs – h3h(523, 847)

- 3.3 Small compartments of ornamental plantings, predominantly non-native garden shrub species were present in the north and west of the site. All such habitat was assigned the codes 523 (predominantly non-native) and 847 (introduced shrub).
- 3.4 Species present included cherry laurel (*Prunus laurocerasus*), *Viburnum* species, butterfly-bush, yew (*Taxus baccata*), Japanese spindle (*Euonymus japonicus*), pendulous sedge (*Carex pendula*), rush species (*Juncus* sp.), fern species, *Rosa* species and *Geranium* species.
- 3.5 The habitat will be classified as ‘introduced shrub’ in the BNG Metric and does not require a condition assessment.

Buildings (u1b) and Developed Land; Sealed Surface (u1b5)

- 3.6 The habitat on site was very limited, with the site mostly comprising the buildings and surrounding hardstanding pavements and frontage.
- 3.7 These areas of hardstanding were assessed as ‘Developed Land; Sealed Surface’ for the purposes of the BNG assessment, with distinctiveness assessed as being Very Low.

Ruderal or Ephemeral (81)

- 3.8 Ruderal and ephemeral species were sparsely present within pavement gaps/cracks or at the foot of buildings. No accumulations were of a sufficient scale to be a mappable habitat, but included common ragwort (*Jacobaea vulgaris*), butterfly-bush (*Buddleia davidii*), wall lettuce (*Lactuca muralis*), *Geranium* species and perennial rye-grass (*Lolium perenne*). All species were recorded as occasional or rare.
- 3.9 None of the parcels of ruderal or ephemeral species within the ‘Phase 1’ area were large enough to meet the minimum mappable unit and so have not been accounted for in the metric calculations.

Individual Trees – Urban Trees

- 3.10 Among the ornamental shrub habitat, the secondary code 200 has been used to denote a small number of individual trees. All trees were young and ‘small’ (<30cm diameter at breast height)

with species comprising field maple (*Acer campestre*), juniper species (*Juniperus* sp.), pine species (*Pinus* sp.), maple species (*Acer* sp.) and an ornamental birch species (*Betula* sp.).

- 3.11 All trees were assessed to be of Poor condition.
- 3.12 The summary of the baseline habitat types and the features input into the Metric are displayed in Table 1.

Table 1 Summary of the Baseline Habitat Types and Their Features Included in the Metric Pre-development

UKHab Habitat	Habitat Type Within Calculator	Measurement (ha) (or km for linear habitats)	Condition
Buildings	Urban; Developed Land, Sealed Surface	0.4043	N/A
Hardstanding	Urban; Developed Land, Sealed Surface	0.3075	N/A
Mixed Scrub (introduced)	Urban; Introduced shrub	0.0248	N/A
Scattered Trees	Individual Trees; Urban Tree	0.0244	Poor

Habitats – Post-development

- 3.13 The BNG assessment considers the proposed permanent development footprint. The post-development calculations have been based on the planting strategy received (Appendix 1).
- 3.14 Assumptions have been made about the target condition of each habitat type that can be expected to be achieved. The approved habitat types and their anticipated final habitat condition are described in detail below. A copy of the habitat condition sheets for post-development habitats are included at Appendix 2. The post development habitats are shown in Figure 2.

Introduced Shrubs – h3h (523, 847)

- 3.15 Mixed shrub planting, entered into metric as 'Introduced shrub' or 'Ground Level Planters', will likely include a number of native and non-native species within areas of hardstanding. As proposed in the landscaping plans. Inclusion of the following features are also recommended for the habitat:

- No single species covering >75% of the habitat;
- A mix of age ranges at time of planting to include whips and larger shrubs; and
- Management to prevent encroachment by invasive non-native species.

The total area of newly planted introduced shrub will be 0.0166ha. This habitat does not require a condition assessment.

Ornamental Hedgerow – h2b

- 3.16 Small sections of ornamental hedgerow will be included within the ground level planting, These hedgerows are likely to be comprised entirely of non-native ornamental species.
- 3.17 This habitat is automatically assigned a target condition of 'poor' within the metric calculator.
- 3.18 The total length of ornamental hedgerow planting in 38m.

Intensive Green Roof – u1b5 (88)

- 3.19 The proposed roof terrace will contain a small area of intensive green roof planting designed as a garden with seating and communal areas. The proposed species list within the planting strategy states that a 50:50 mix of non-native and native cultivar flower plants will be used. Based on the habitats described in the planting strategy, a target condition of 'moderate' has been set of all areas of intensive green roof.
- 3.20 The total area of green roof planting will be 0.0082ha.

Individual Trees – Rural Trees

- 3.21 Three of the existing individual trees will be retained and seven new trees will be planted within the site boundary. The newly planted trees will comprise non-native ornamental species. The trees will require a standard time of ten years before progression from Poor condition. During this time, pruning and human activities in proximity to the trees should be kept to a minimum to allow the canopies to establish.
- 3.22 The total area of newly planted trees has been calculated as 0.0285ha.

4. CONCLUSIONS

Summary

- 4.1 With the current proposals, it is anticipated that the development would deliver a net biodiversity benefit of +29.17% in habitat units. All available land within the on-site red line boundary has appropriate habitats proposed.
- 4.2 No hedgerows units were present at baseline and no watercourses are present within 10m of the site and are, therefore, excluded from calculations.
- 4.3 A copy of the full statutory Metric is presented at Appendix 3 (provided separately to this report) and a summary of the potential results is presented in Table 2.
- 4.4 A separate HMMP will be provided to demonstrate how the necessary habitat management will be secured to deliver the stated net gain over the required 30-year period.

Table 2 Summary of Calculator Outputs With On-Site Measures

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.04
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	29.17%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

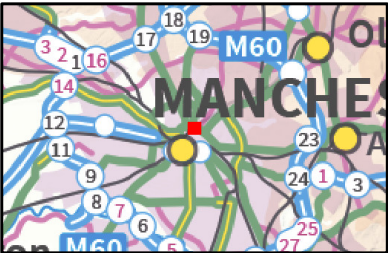
5. REFERENCES

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6. ABBREVIATIONS

BNG	Biodiversity Net Gain
GIS	Geographic Information Systems
HMMP	Habitat Maintenance and Monitoring Plan
LNRS	Local Nature Recovery Strategies
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
SSSI	Site(s) of Special Scientific Interest

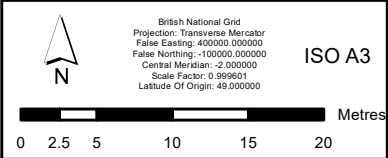
FIGURES



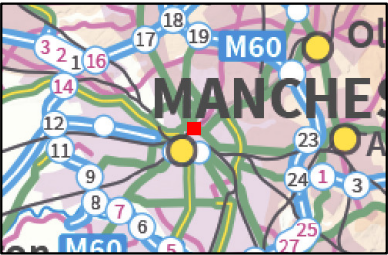
Legend

- UKHab Habitats**
- u1, Introduced shrub
 - u1b, Developed land - sealed surface
 - u1b5, Buildings
 - Individual urban tree

- Secondary Codes**
- 200 - Tree
 - 523 - Non-native
 - 847 - Introduced shrub



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Project Name CIS Tower, Manchester	
Discipline Ecology	
Title UKHab Habitat Map 2024	
Scale 1:500	Drawing No. Figure 1
Drawn By CC	Originator RL
PAA Ref. G:\COLL02_CIS_Tower\Maps\Figures\	Date 09/04/2025
Revision 1.0	



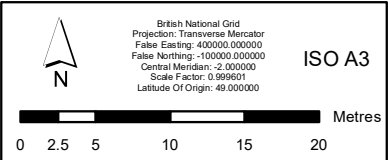
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Habitat

- u1, Introduced shrub
- u1b, Developed land - sealed surface
- u1b5, Building, retained
- u1b5, Intensive green roof (moderate condition)
- h2b, Ornamental hedgerow
- Retained urban tree
- New urban tree

Secondary Codes

- 88: Intensive green roof
- 847: Introduced shrub

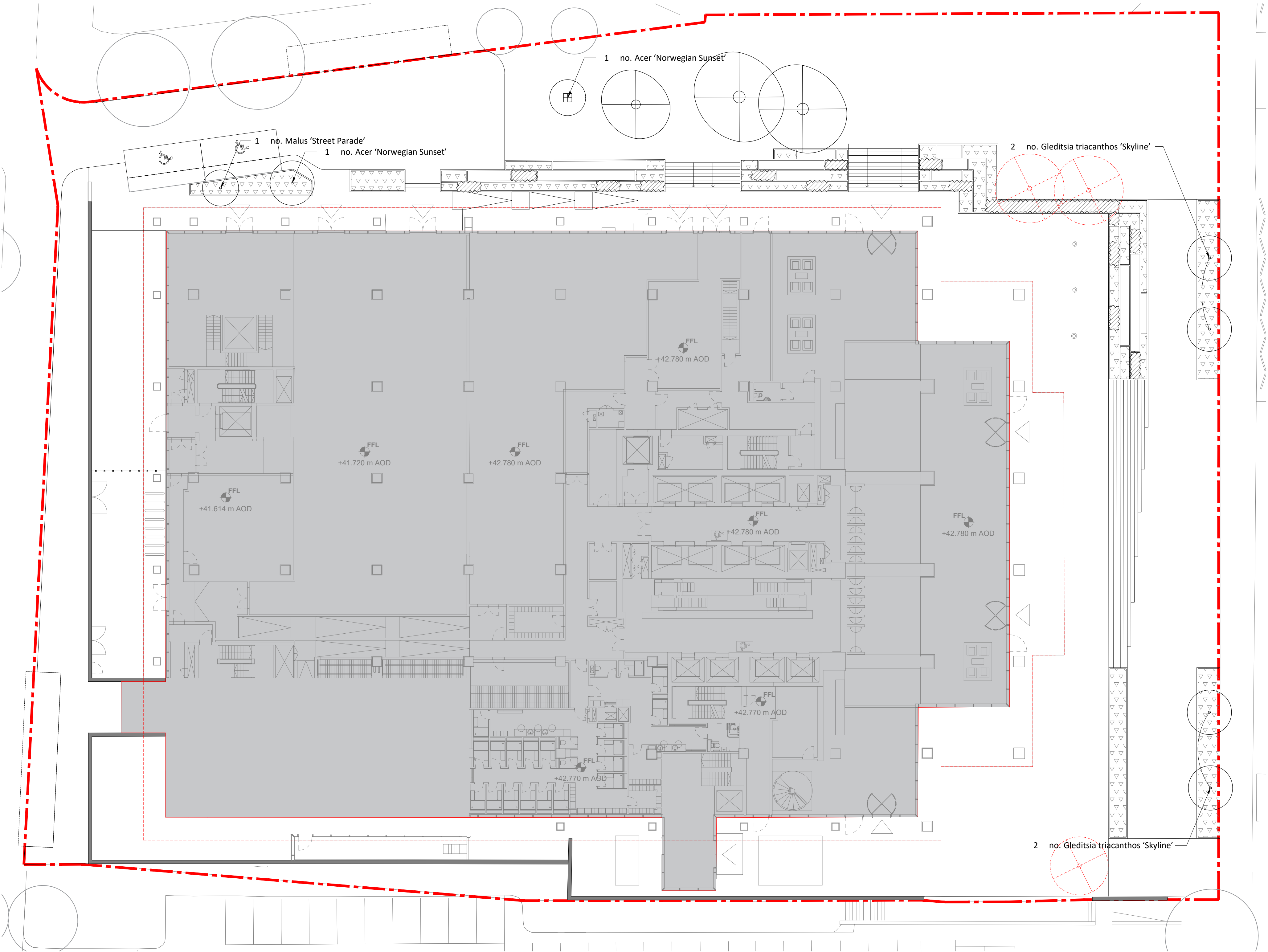


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Project Name CIS Tower, Manchester	
Discipline Ecology	
Title Post-Development Habitat Map	
Scale 1:506	Drawing No. Figure 2
Drawn By CC	Originator BH
Revision 1.0	Date 04/09/2025

APPENDICES

APPENDIX 1

Planting Strategy



0003_01 Ground Floor Planting Plan 1:200

Tree Planting schedule

Botanical Name	Form	Clear Stem	Height	Girth / Form	Root Cond.	Support	Qty
Acer 'Norwegian Sunset'	Clear stem	2.0m	5.5-6.0m	25-30cm - Semi mature	RB	Underground guyed	2
Gleditsia triacanthos 'Skyline'	Clear stem	2.0m	5.5-6.0m	25-30cm - Semi mature	RB	Underground guyed	4
Malus baccata 'Street Parade'	Clear stem	2.0m	4.5-5.0m	18-20cm - Extra heavy	RB	Underground guyed	1

Planting Strategy:

Tree planting

Objective: Tree species have been selected for their robustness, with particular consideration to wind, light and pollution to ensure their success and longevity. For details refer to the tree planting schedule.

Ornamental planting

Objective: Planting will be appropriately selected in response to the microclimatic environment of each planting site. This will ensure the longevity and visual success of the planting scheme.

A carefully selected mixture of evergreen and deciduous shrubs, grassess, perennials and bulbs will ensure year round interest providing seasonal bursts of colour and texture.

Species will be selected for their robustness and their attractiveness to pollinators.

Indicative ornamental species:

Acorus gramineus 'Ogon'
Liriope muscari 'Big Blue'
Zantedeschia aethiopica
Liriope 'Monroe White'
Blenchum spicant
Galanthus elwesii
Camassia leichtlinii
Tiarella cordifolia

Helleborus niger
Luzula nivea

Hedge planting

Objective: to provide varied structure to the planting area.

Indicative hedging species:

Lonicera nitida

Roof terrace planting

The roof terrace planting plan features a mix of evergreen plants, seasonal blooms, and textured foliage. Designed for low maintenance and resilience, it includes plants that thrive in raised planters, offering year-round interest while attracting pollinators and adding vibrant color and fragrance.

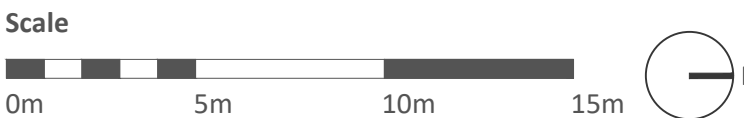
Indicative roof terrace species:

Libertia grandiflora
Gaura 'Whirling Butterflies'
Geranium 'Rozanne'
Rosmarinus prostratus
Artemisia 'Powis Castle'
Salvia 'Schneehugel'

0003_02 Roof Treece Planting Plan 1:200

- Notes**
- All dimensions in mm, unless otherwise stated.
 - Scaling from drawing if printed incorrectly may lead to errors.
 - All information outside red line boundary shown for contextual purpose only.
 - All hatch patterns are indicative only unless stated otherwise.
 - This drawing is to be read in conjunction with ALL re-form landscape architecture documentation AND all relevant documentation from the design team
 - Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
 - Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
 - All proprietary products shall be installed in strict accordance with manufacturers written instructions.
 - Refer to other consultants' drawings and specifications for the following design information:
 - Foundation details
 - Base course and/or sub bases design & specification
 - Waterproofing of any element
 - Drainage design and infrastructure
 - Lighting and ducting
 - Existing & proposed utilities
 - Plant quantities are to suit site areas in accordance with scheduled plant densities.
 - Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

- Key**
- Planning application boundary
 - Existing building
 - Proposed ornamental planting
 - Proposed hedge planting
 - Proposed tree in hard landscape
 - Proposed tree in soft landscape
 - Existing trees to be retained
 - Existing trees to be removed
 - Proposed roof terrace planting
 - Proposed sedum roof on lift overrun



14.04.25	Updated to incorporate comments	VC	JS	JM	P03
Date	Description of revision	Drawn by	Checked by	Approved by	Revision

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DEVONSHIRE LIMITED

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P03

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APPENDIX 2

Post-development Habitat Condition Sheets

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Newly planted scattered urban trees. Non-native ornamental species will be used. - post development			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	Beth Howes - 06/03/25
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Project SAM
Grid reference		Habitat parcel reference	NT1-7
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	N	non-native ornamental species will be used
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	Individual trees
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	Young trees unlikely to reach maturity in target period
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.	N	Urban location, trees may be subject to vandalism etc
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Young trees unlikely to develop such features. Any dead limbs are likely to be removed during pruning.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	Not oversailing vegetation
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	x7	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

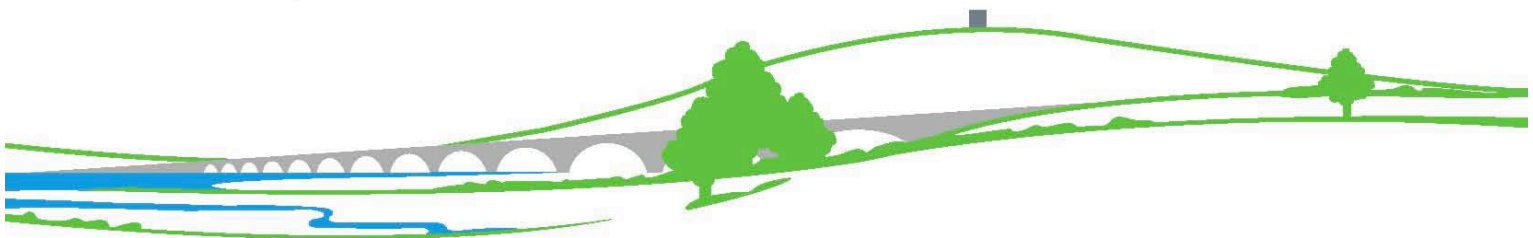
Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall 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			
No planting schedule is currently available. The landscape proposals show that the green roof will be designed as a garden with grasses and shrubs, as well as seating areas.			
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	On-site	Survey date and Surveyor name	Beth Howes - 06/03/25
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Project SAM
Grid reference		Habitat parcel reference	IGR-1
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	Likely limited variation in vegetation height. Mainly moderate sized forbs listed in planting shedule. Creeping rosemary only shrub species. Only six species in list
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	All species listed in the planting schedule are flowering species, including native cultivars
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	No INNS or detrimental species will be planted
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).	Y	50% native cultivars 50% non-native All flowering species
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)	
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)	x
• 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			

APPENDIX 3

Biodiversity Net Gain Calculation Metric Outputs (sent separately)

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