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Site 20, Crumpsall Park Visitor Centre, Ash Tree Road

Biodiversity Impact Assessment

Corstorphine & Wright

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P.2066.24D
November 2025

Reference	Site	Client	Date
P.2066.24D	Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX	Corstorphine & Wright	13 November 2025

Field work	Document author(s)	Technical review	Quality & approval
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Revision	Date	Details	Name
A	31 July 2025	General Updates	LK
B	13 August 2025	General Updates	LK
C	27 October 2025	Revised Landscape Layout	JS
D	12 November 2025	Revised AIA Appended	JS

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Appendix no.	Name
1	Drawing P.2066.24.E02 Baseline Habitats Plan
2	Drawing 23519-0320 P06 Proposed Site Plan
3	Drawing P.2066.24.T01C Tree Survey / P.2066.24.T02C Tree Constraints and Draft Protection Drawing
4	Condition Assessment Sheets

Executive Summary

This report presents an assessment study of effects on biodiversity gain in connection with the proposed development at Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX (hereafter referred to as the site). The site OS grid reference is SD 84578 02292 and the What3Words reference is empty.trunk.fixed.

This report calculates 'biodiversity units' using the Department for Environment Food and Rural Affairs (DEFRA) Statutory Biodiversity Metric, February 2024, and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*. The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory Biodiversity Net Gain (BNG) is set out in the Environment Act 2021 and applies in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current development proposals, there will be a net gain of **+0.09 (+10.26%)** in habitat area units demonstrating that a net gain in biodiversity units can be achieved, in line with National Planning Policy Framework (NPPF) and the Manchester Core Strategy 2012–2027 (adopted 11 July 2012). The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024).

Post-development biodiversity units within the proposed development site were calculated based on the habitats displayed on drawing 23519-0320 P06 Proposed Site Plan, Appendix 2.

1. Introduction

1.1 Purpose of this report

Ascerta has been instructed by Corstorphine & Wright to carry out a Biodiversity Impact Assessment (BIA) of the land at the site, see Photograph 1. This assessment has been prepared to support a planning application for the site.



Photograph 1: The extent of the site

1.2 Ecological background

A preliminary ecological appraisal was undertaken at the site in October 2024 (report P.2066.24 Preliminary Ecological Appraisal).

2. Methods

2.1 Field survey

A walkover survey of the site was conducted on the 11 October 2024 when the habitat types and linear features were identified and mapped. A habitat survey using UKHab Version 2.01 (UK Habitat Classification Working Group, 2023) methodology was undertaken along with habitats, hedgerows and watercourse (ditch) condition assessments (Natural England Farm Environment Plan [FEP] Manual, 3rd Edition, [March 2010]).

2.2 Biodiversity baseline methods

To calculate a biodiversity baseline, this study used methods detailed within *The Statutory Biodiversity Metric*, February 2024, and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*. Habitats were identified and digitised within the QGIS application QField (QGIS Development Team, 2024). Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. Using the BNG QGIS Template, the unit values for each habitat were then consolidated within the QGIS import tool and imported into the Statutory Biodiversity Metric Version 4 to produce the biodiversity baseline for the site. Linear habitats were assessed with the same methodology, yet separately to areas.

2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's Statutory Biodiversity Metric which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species-richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

2.2.2 Habitat condition

Condition of the habitats present has been assessed during the site visit using The Statutory Biodiversity Metric: User Guide 2024. The post-development biodiversity units were calculated using information from Drawing 23519-0320 P06 Proposed Site Plan Proposed Site Plan, Appendix 2. To calculate the post-development biodiversity units, the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The baseline biodiversity units were then subtracted from the post-development units to determine any change in biodiversity value of the site as a result of the proposed development. The target condition of the habitats is based on guidance set out within The Statutory Biodiversity Metric: User Guide 2024 which may require ecological input and/or guidance to ensure the target conditions are achieved.

2.2.3 Information and data used to inform the BNG calculations

The following information was used to inform the biodiversity unit calculations of the site. GIS layers and survey data of:

- The site
- Drawing P.2066.24.E02 Baseline Habitats, Appendix 1
- Drawing 23519-0320 P06 Proposed Site Plan, Appendix 2

2.2.4 Limitations

This BNG report only addresses impacts on habitats within the site. Other ecological impacts, such as those related to protected species, are not covered by this report. The BNG calculations are based on a field survey of habitats and their condition at the time of survey, and the subsequent mapping of these habitat parcels and linear features in QGIS/QField. Habitat areas and linear features have been calculated in GIS and are not rounded, for precision.

3. Biodiversity Baseline

This section establishes the biodiversity baseline for the site.

3.1 Biodiversity baseline for habitats on-site

The baseline area habitats, drawing P.2066.24.E02 Baseline Habitats, Appendix 1, includes two types within the development area.

Following the methods set out in The Statutory Biodiversity Metric: User Guide 2024, biodiversity scores have been calculated and assessed and are displayed in **Table 3.1** below.

Table 3.1: Baseline habitat areas biodiversity calculation for on-site habitats

Broad habitat	Baseline habitat	Area (hectares)	Distinctiveness		Condition	
			Distinctiveness	Score	Condition	Score
Grassland	Modified grassland	0.119	Low	2	Poor	1
Heathland and shrub	Mixed scrub	0.008	Medium	4	Poor	1
Urban	Developed land; sealed surface	0.0052	V. low	0	N/A - Other	0
Individual trees	Urban tree	0.0163	Medium	4	Moderate	2
Individual trees	Urban tree	0.0366	Medium	4	Good	3

The site currently comprises of modified grassland totalling approximately 0.119ha, mixed scrub covering 0.008ha, developed land totalling 0.0052ha, 4 small trees and one large tree totalling 0.0529RPA. Collectively, the baseline habitats equate to 0.093 baseline biodiversity units across an overall area of 0.130ha. Please refer to **Table 3.1** and drawing P.2066.24.E02 Baseline Habitats Plan, Appendix 1.

4. Impacts on Biodiversity

4.1 Post-development biodiversity value of the proposed development site

Drawing 23519-0320 P06 Proposed Site Plan, Appendix 2, delineates one new habitat area type and one new linear feature within the proposed development. Habitat areas and linear feature distinctiveness and condition scores have been calculated and assessed and are displayed in Table 4.1.

Table 4.1: Post-development habitat areas biodiversity calculation for on-site habitats

Broad habitat	Baseline habitat	Area (hectares)	Distinctiveness		Condition	
			Distinctiveness	Score	Condition	Score
Urban	Developed land; sealed surface	0.0432	V. low	0	N/A - Other	0
Individual trees	Urban tree	0.0407	Medium	4	Moderate	2
Grassland	Modified grassland	0.0095	Low	2	Poor	1
Heathland and shrub	Mixed scrub	0.0086	Medium	4	Moderate	2
Grassland	Modified grassland	0.0056	Low	2	Poor	1

The proposed development will comprise of developed land; sealed surface covering approximately 0.0432ha, modified grassland, measuring 0.0151ha, retaining a pre-existing area of 0.0701ha, mixed scrub totalling 0.0086ha, retaining a total area of 0.0034ha of scrub, the retention of the four small trees and the one large tree, and the planting of ten small native trees within the site.

Collectively, the proposed created habitats equate to **0.21** biodiversity units. A total of 1.02 biodiversity units are secured through the habitat creation and retention. Please refer to **Table 4.1** and drawing 23519-0320 P06 Proposed Site Plan, Appendix 2.

4.2 Change in biodiversity value

Based on the current development proposals, there will be a net gain of **+0.09 (+10.26%)** in habitat area units demonstrating that a net gain in biodiversity units can be achieved, in line with the National Planning Policy Framework (NPPF) and the Manchester Core Strategy 2012–2027 (adopted 11 July 2012). The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024)

5. References

A – Natural England, B – Environment Agency, C – Department for Environment, Food and Rural Affairs, D – Treework Environmental Consultants Ltd, E – eCountability Ltd

Department for Environment Food and Rural Affairs (DEFRA) (2024). Statutory Biodiversity metric: User Guide. Natural England.

Google Earth V 7.3.6.9796 (January 15th, 2006). DigitalGlobe 2024. http://www.earth.google.com.

Ministry of Housing, Communities and Local Government. National Planning Policy Framework (NPPF) (12 December 2024)

QGIS Development Team (2024). QGIS Geographic Information System version 3.38. Open-Source Geospatial Foundation. URL http://qgis.org

UK Habitat Classification Working Group (2023). UK Habitat Classification – Habitat Definitions V2.01 at https://ukhab.org/ukhab-documentation/

Appendix 1

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UKHAB V2.01

Survey Area

Baseline Habitats

u1b5 Developed land; sealed surface

h3h Mixed scrub

g4 Modified grassland

510 Bare ground

Baseline Trees

Existing Large Urban Tree

Existing Small Urban Tree

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PROJECT:
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DRAWING TITLE:
Baseline Habitats Plan

SCALE:	DRAWN BY:	DRAWING No:
1:2500@A3	JS	P.2066.24.E02
DATE:	CHKD BY:	REV:
28/10/2025	LH	-

Appendix 2

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NORTH

0 1.0 2.0 3.0 4.0 5.0 10.0m

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Rev.	Description	Date	Drw.	Chk.
P-06	Landscaping updated based on ecologist comments	28.10.25	LC	CH
P-05	Amended to suit new building floor plan	01.10.25	LC	CH
P-04	T2 shown on plan	13.08.25	LC	CH
P-03	Updated based on comments from ecologist	31.07.25	LC	CH
P-02	Updated to address GMEU comments	29.07.25	LC	CH
P-01	Covered cycle shelter added, external stores placed away from road.	07.02.25	LC	CH
P-00	Planning Issue	14.08.2024	LC	CH

- Proposed new native tree
- Existing tree retained
- Mixed Scrub
- Existing grassland

Client
YIF
Youth Investment Fund

Project
Modular Youth Hub
Crumpsall Visitors Centre

Drawing Title
Proposed Site Plan

Drawing Status
PLANNING

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01827 671 23
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Drawing No.	Revision
23519-0320	P-06

Drawn	Checked	Paper Size	Scale	Date
SK	LC	A1	1:100	19.03.24

Appendix 3

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KEY

Existing tree to be retained

Existing tree to be removed



N

REV	DESCRIPTION	DATE
C	Updated site layout	07/11/25
B	Minor amendments	03/06/25
A	Updated planning layout	01/05/25

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DRAWING TITLE:
Tree Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:125 @A1	KP		
DATE:	CHKD BY:		
03/10/2024	CP	P.2066.24.T01	C

C:\Users\Kevin\OneDrive - Ascerta\Server\All Jobs\2066.24 Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX\03 Working\01 CAD_Drawings\P.2066.24.T01C TS_T02C TCDPD

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KEY

Existing tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*

Proposed location of protective fencing - see inset for type / construction detail

Proposed location of three-dimensional celluar confinement system (Cellweb or similar approved - see inset)

Construction within RPA to utilise low-impact foundation design (helical screw piles/mini piles) with supended floor system to avoid root disturbance. No trenching or mass excavation permitted. Works subject to an Arboricultural Method Statement and arboricultural supervision. Temporary ground protection required for all plant movement within RPAs.

<100mm of grass and soil to be removed in preperation for the new surface. The new surface is to be built upon a 75mm load dissipating cellular confinement system with a porous surface. Final levels will have to be agreed in advance and documented within an Arboricultural Method Statement.

Proposed Building

T2

T3

T4

T1

G1

Bush

2.5m plum <100Ø

4m cherry #100Ø

Unmaintained planted fruit trees

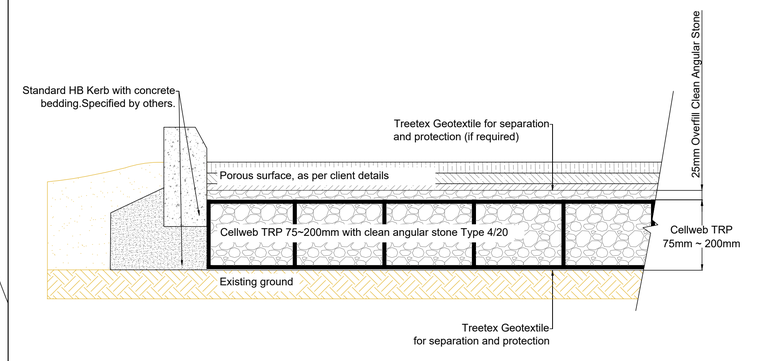
IG1 75.105

IG2 75.183

50

83

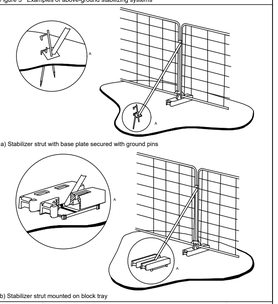
Tennis



Note: Subbase could be required depending on the existing ground CBR % and the type of traffic on the surface.

Geosynthetics Ltd	Project: Cellweb 75~200mm Porous Surface Standard Detail	Description:
Drawn By: DM	Scale: NTS	Date: 26/07/2016
Chkd By: ----	Version: V1	Sheet: Cellweb Surface std
		Checked By: PDE

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

REV	DESCRIPTION	DATE
C	Updated site layout	07/11/25
B	Minor amendments	03/06/25
A	Updated planning layout	01/05/25

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PROJECT:
Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX

DRAWING TITLE:
Tree Constraints and Draft Protection Drawing

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:125 @A1	KP		
DATE:	CHKD BY:		
03/10/2024	CP	P.2066.24.T02	C

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Appendix 4

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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	Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX	**Survey date and Surveyor name**	Kira Lovatt 11.10.24
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	There are 6-8 vascular plant species per m^2 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.** 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 m^2 (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.	N	
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	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
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.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	
	Essential criterion achieved (Yes or No)		
	Number of criteria passed		5

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
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)	Y - failed A	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

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.

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.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

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	Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX	**Survey date and Surveyor name**	Kira Lovatt 11.10.24
		Survey reference (if relating to a wider survey)	

Limitations (if applicable)		**Habitat parcel reference**										
		T1 Oak Small	T2 Oak Large	Plum Small -On-	Cherry Small - On-	Apple Small						
		Grid reference										
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).	Y	Y	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						
C	The tree is mature (or more than 50% within the block are mature)[1].	N	Y	N	N	N						T1 (EM)
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	Y	Y						
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	N	N	N						T1 (Refer to AIA)
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y						
	Number of criteria passed	4	6	3	4	3						

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)		Y								

Passes 3 or 4 criteria	Moderate (2)	Y		Y	Y	Y						
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score[2]												

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	Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX	**Survey date and Surveyor name**	Kira Lovatt 11.10.24
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).**	N	
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 ×/✓**
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 3 core criteria.	Poor (1)	Y
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 4 criteria.	Poor (1)	
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 2 or fewer of 5 criteria.	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub **Heathland and shrub - Gorse scrub** **Heathland and shrub - Hawthorn scrub** **Heathland and shrub - Hazel scrub** **Heathland and shrub - Mixed scrub** **Heathland and shrub - Dunes with sea buckthorn (H2160)** **Heathland and shrub - Willow scrub**			
Habitat Description			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX	**Survey date and Surveyor name**	Kira Lovatt 11.10.24
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)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana* , common juniper *Juniperus communis* , sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens* , which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
	Number of criteria passed		1

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓	

Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Y	
Suggested enhancement interventions to improve condition score			

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