



Biodiversity Net Gain Report

Fallowfield Campus Redevelopment Project

For

John Graham Construction Ltd

Report Ref.: GRA001-013-001/001/002

February 2025

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Figure 1: Site Location

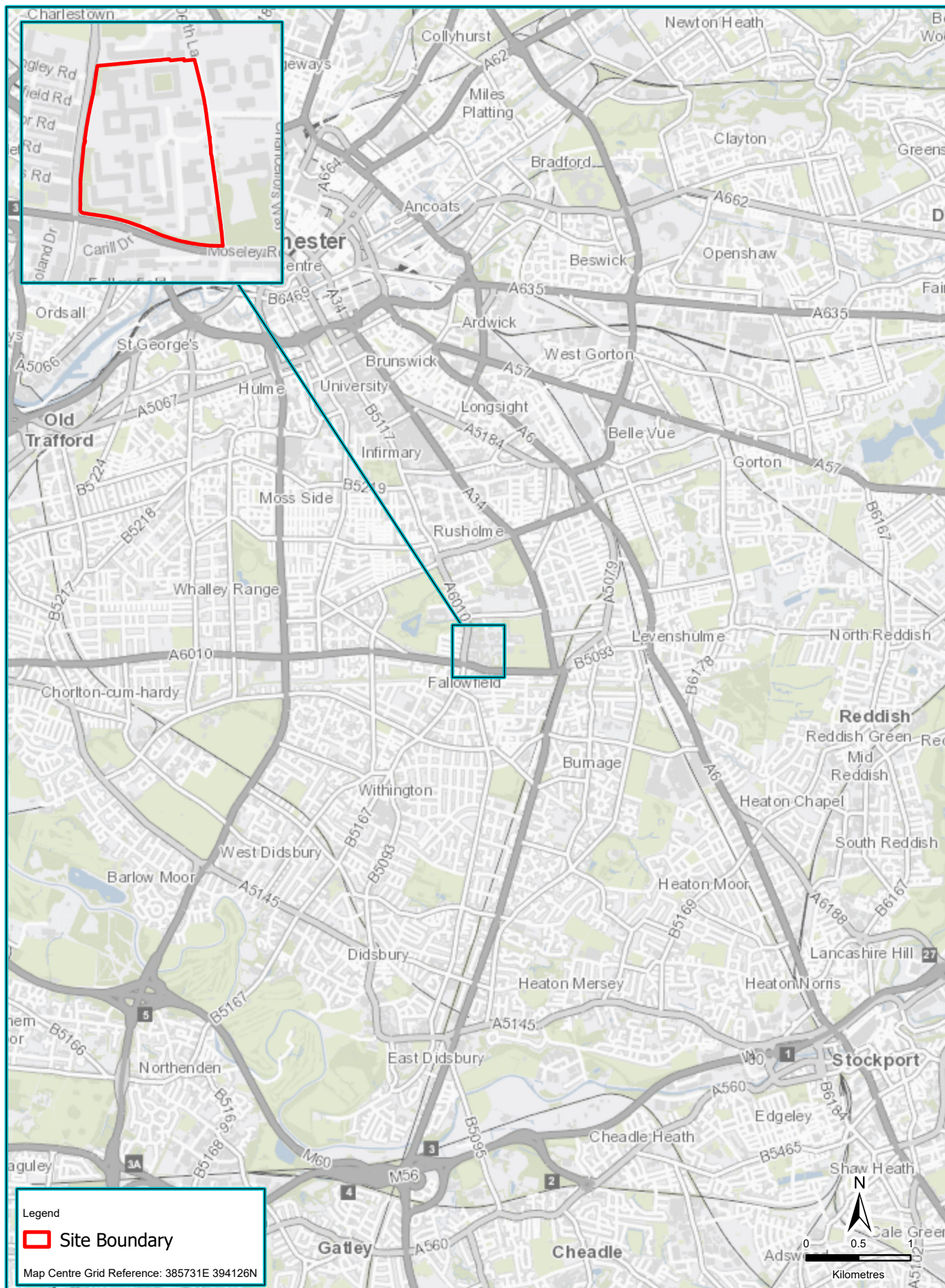
Figure 2: BNG Baseline

Figure 3: Post Development Plan (Habitats Retained and Enhanced)

Figure 4: Post Development Plan (Habitats Created)

1. Summary

- 1.1.1 Thomson Environmental Consultants has assessed the biodiversity net gain (BNG) value for the demolition and redevelopment of The University of Manchester (UoM), Fallowfield Campus, Fallowfield, Manchester. The location of the site is shown on Figure 1.
- 1.1.2 A habitat survey and condition assessment were undertaken to determine the baseline biodiversity value of the site pre-development. The UK Habitat Classification (UKHab) survey results are provided in the University of Manchester Constraints and Opportunities reports (Buro Happold, 2023a) and the results map is provided in Figure 2. The approximately eight hectare (ha) site was found to have a baseline biodiversity value of 81.21 habitat units, 1.10 hedgerow units and no river units.
- 1.1.3 The Post Development Plan for the site is shown in Figures 3 (habitats retained) and 4 (habitats created). Overall the site will aim to deliver 90.52 habitat, 2.59 hedgerow and no river units. The outcome is a biodiversity net gain of +11.47% for habitat units and +135.20% for hedgerow units.
- 1.1.4 The project has met the legislative requirements of the Town and Country Planning Act 1990 (as amended), however the trading rules are not currently satisfied with a 5.62 unit deficit compensate for the urban tree losses on site.
- 1.1.5 The client has produced a landscape masterplan for the scheme (Appendix 4). If the proposals change, this will result in a deviation from the landscape masterplan on which this assessment is based and further updates to this assessment will be required.
- 1.1.6 Details of how on-site BNG will be achieved is provided in the accompanying Biodiversity Management and Monitoring Plan (Thomson, 2025), this report details provisions for habitat creation, management and monitoring, along with provisions for fauna.
- 1.1.7 To meet the trading rules, further off-site habitat compensation may be required. These units are specifically for individual trees habitats or habitats of higher distinctiveness to compensate the units. Currently, there is a deficit in the trading summary of 5.62 units, comprising of individual tree units.
- 1.1.8 An agreement is being made between John Graham Construction Ltd and the University of Manchester to include off site planting within the wider University owned ground.



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Figure Number	1	Scale at A4	1:50,000	
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Legend

- Scattered Broadleaved Tree
- Fence
- h2a6 - Other Native Hedgerow
- h2b - Non-native and Ornamental Hedgerow
- Wall
- g3c - Other Neutral Grassland
- u1 (847) - Introduced Shrub
- u1(845) - Built up areas and Gardens (Ground Level Planters)
- u1b - Developed Land, Sealed Surface
- u1b5 - Building
- w1g - Other Broadleaved Woodland
- Construction Phase Boundary
- Survey Extent

Map Centre Grid Reference: 385727E 394125N

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Figure Number
2

Figure Title
BNG Baseline

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- Legend
- Retained Tree
 - h2b - Non-Native and Ornamental Hedgerow
 - h2a6 - Other Native Hedgerow (Retained)
 - g3c - Other Neutral Grassland (Good)
 - u1 (847) - Built Up Areas and Gardens (Introduced Shrub, Retained)
 - w1g - Other Broadleaved Woodland (Enhanced from Moderate to Good)
 - Construction Phase Boundary

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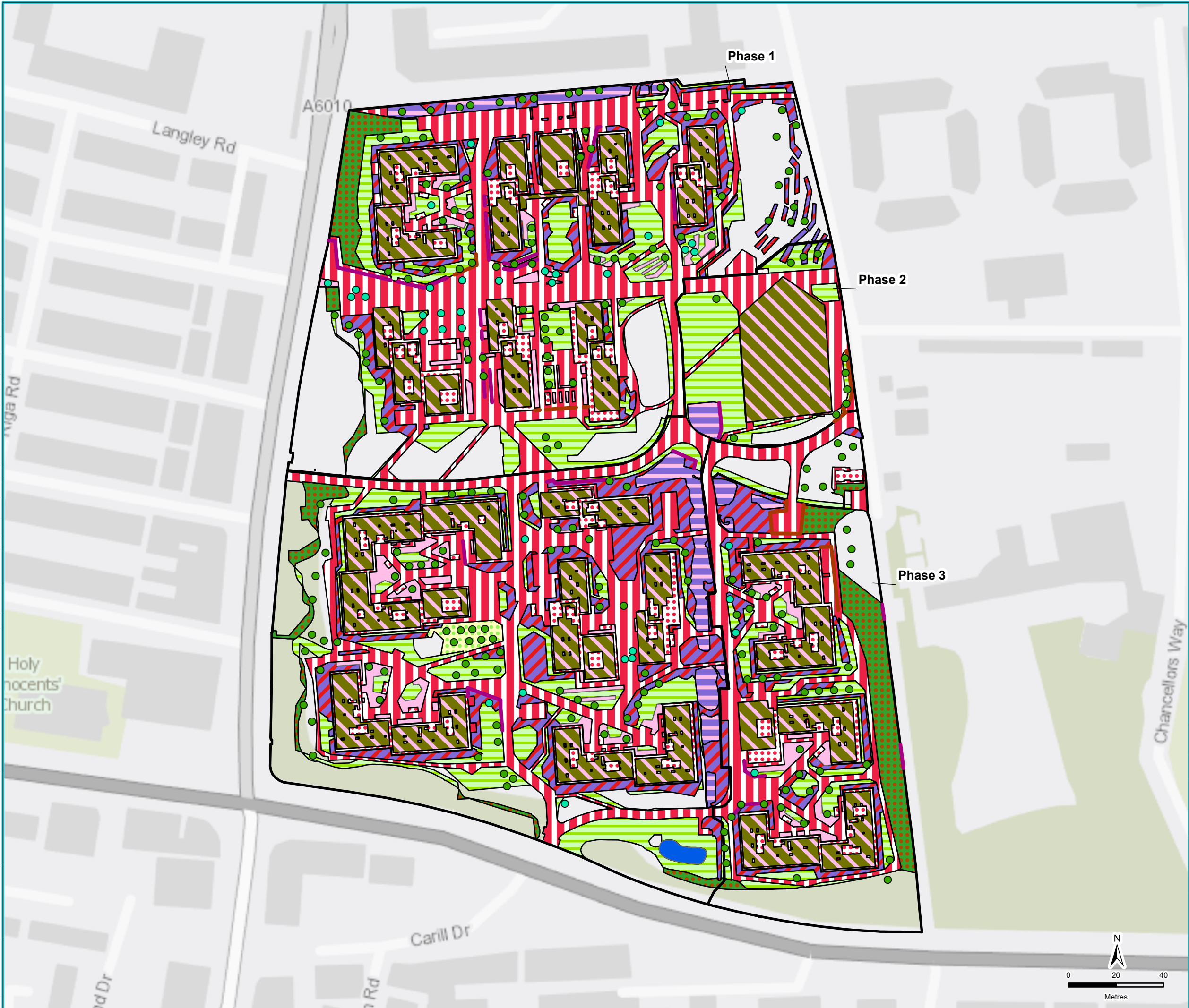
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John Graham Construction Ltd			
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Figure Title

Post Development Plan
(Habitats Retained
and Enhanced)

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Legend

- Proposed Urban Tree
- Proposed Urban Tree (Medium)
- h2a5 - Native Species-Rich Hedgerow
- h2a6 - Other Native Hedgerow (Created)
- g3c (27) - Other Neutral Grassland - Traditional Orchard
- g3c - Other Neutral Grassland
- h3h - Mixed Scrub
- h3h - Mixed Scrub (To be Created not Enhanced)
- r1g (41) - Other Standing Water (non-priority)
- u1 (847) - Built Up Areas and Gardens (Introduced Shrub)
- u1 (89) - Biodiverse Green Roof
- u1b - Developed Land, Sealed Surface
- u1b5 - Developed Land, Sealed Surface (Buildings)
- w1g - Other Broadleaved Woodland
- Construction Phase Boundary

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Figure Number
4

Figure Title
Post Development Plan
(Habitats Created)

2. Introduction

2.1 Context

- 2.1.1** Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land, aiming to leave habitats in a better state than before. The purpose of the assessment is to quantify the biodiversity losses and gains arising from the proposed development, with the overall aim of achieving $\geq 10\%$ net gain as required under the Schedule 7A of the Town and Country Planning Act 1990.

2.2 Project Description

- 2.2.1** The project involves the demolition and redevelopment of The University of Manchester, Fallowfield Campus, 293 Wilmslow Road, Fallowfield, Manchester, M14 6HD, central OS grid reference SJ 85722 94149 (hereafter referred to as the 'site'). Site location is shown on Figure 1.
- 2.2.2** Outline planning permission for the redevelopment of Fallowfield Campus was granted by Manchester City Council in January 2024 (ref. 138126/OO/2023). The 'proposed development' entails the phased demolition of existing buildings and the phased construction of up to 3,300 purpose-built student accommodation units, with associated infrastructure and facilities, including waste storage, laundry, and cycle storage.
- 2.2.3** The proposed development has been split into three phases of demolition and construction, Phase 1 (Owens Park), Phase 2 (Oak House) and Phase 3a and 3b (Woolton Hall and the Limes). The first phase of construction will aim to be completed by 2027, and the second and third by 2030. The proposed development is shown on Figures 3 and 4 and in Appendix 2.
- 2.2.4** This element of work aims to satisfy the reserved matters condition 12, following outline planning consent. This is quoted below:

12 'As part of the first reserved matters applications a strategy outlining the approach to biodiversity net gain assessment across all phases of development shall be submitted to and agreed in writing by the City Council as local planning authority.'

The strategy should indicate the approach to assessment across the site, how this is to be assessed per phase and how any shortfall in a minimum of 10% Biodiversity Net Gain across the site would be mitigated. The strategy shall be implemented across each phase of development and a verification report provided on the completion of the final phase of development to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved strategy. Any instances of non - conformity with the strategy shall be detailed along with any measures required to ensure compliance with the agreed strategy.'

2.3 Ecology Background

- 2.3.1 A habitat assessment was carried out by Buro Happold, this included an ecological desk study, a habitat survey and an evaluation of the site's baseline biodiversity with condition assessment (Buro Happold, 2023a). A preliminary BNG assessment was provided for the outline planning application (Buro Happold, 2023b). The baseline value was assessed to be 27.57, however, this was subsequently deemed to be incorrect due to the urban tree sizes into the calculator.

2.4 Site Description

- 2.4.1 The site is situated within Fallowfield Campus (as shown in Figure 1). The site is located in a generally urban landscape on the south edge of Manchester, with large patches of parkland found north, east and west of the site including Birchfield's Park, Unsworth Park and Platt Fields Park, respectively.
- 2.4.2 The site is currently comprised of a mixed of developed land/sealed surface (buildings and roads/infrastructure), with associated landscaping including ground level planters, introduced shrub, neutral grassland and a large number of individual urban trees. The sites periphery is bounded with broadleaved woodland.
- 2.4.3 The site itself is split into three separate smaller campuses, Owens Park to the north (where the first phase of demolition is underway), Oak House to the southwest and Woolton Hall to the south east.

2.5 The Brief and Objectives

- 2.5.1 John Graham Construction Ltd commissioned Thomson Environmental Consultants on the 24th September 2024 to produce the following:
- As part of the first reserved matters applications a strategy outlining the approach to biodiversity net gain assessment across all phases of development shall be submitted to and agreed in writing by the City Council as local planning authority.
 - The strategy should indicate the approach to assessment across the site, how this is to be assessed per phase and how any shortfall in a minimum of 10% Biodiversity Net Gain across the site would be mitigated.
 - The strategy shall be implemented across each phase of development and a verification report provided on the completion of the final phase of development to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved strategy. Any instances of non - conformity with the strategy shall be detailed along with any measures required to ensure compliance with the agreed strategy.

2.6 Limitations

- 2.6.1 This report and Post Development scenario are based on the boundary shown on the masterplan "UMRF-LAP-XX-00-DR-L-00003-P5-TreeRemovals", "UMRF-LAP-XX-00-DR-L-00016-P2-ProposedTrees" and "UMRF-LAP-XX-00-DR-L-00012-P1 BNGAreaPlan" provided by

John Graham Construction Ltd on 10th January 2025, which are visualised in Appendix 4.
Subsequent changes to this layout will result in a requirement to reassess the biodiversity metric calculations for the site.

3. Legislation and Planning Policy Considerations

3.1 Legislation

- 3.1.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 3.1.2 Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development. Both on-site and off-site enhancements will need to be maintained for a period of at least 30 years following completion of a development.
- 3.1.3 As the outline application pre-dates the legislation being enacted (12th February 2024), this legislation does not provide the legal backing on this project. See national and local planning policy in section 3.3.2 below.

3.2 National Planning Policy

- 3.2.1 The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2024) sets out the Government's planning policies for England and how these should be applied. In relation to BNG, it states:
- Paragraph 187: '*Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*'
 - Paragraph 193: '*When determining planning applications, local planning authorities should apply... opportunities to improve biodiversity in and around developments... as part of their design, especially where this can secure measurable net gains for biodiversity.*'

3.3 Local Planning Policy

- 3.3.1 Local policy and strategy for BNG is listed below, alongside the Environment Act these provide additional backing to the site's BNG approach and assessment.

Places for Everyone

- 3.3.2 'Places for everyone' contains Policy JP-G9 which is the policy concerning the natural environment which has relevance to BNG.
- Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity: Through local planning and associated activities, a net enhancement of biodiversity resources will be sought, including, where relevant by:

- Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species;
- Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks (including Nature Recovery Networks) and stepping stones that enable the movement of species, especially as the climate changes; • Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species;
- Facilitating greater access to nature, particularly within urban areas; and
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network

3.3.3 Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity (Continued): Development will be expected to:

- Follow the mitigation hierarchy of: i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts where appropriate, then ii. Adequately mitigating any harm to biodiversity, then iii. Adequately compensating for any remaining harm to biodiversity • Avoid fragmenting or severing connectivity between habitats;
- Achieve a measurable net gain in biodiversity of no less than 10%;
- Make appropriate provision for long-term management of habitats and geological features connected to the development.

4. Methodology

4.1 Background

- 4.1.1 The calculations were carried out using the statutory biodiversity metric calculation tool (Defra, 2023a).
- 4.1.2 The metric calculation tool determines the net change in BNG units by subtracting the baseline biodiversity value score from the Post Development biodiversity value. If this number is positive, the works have achieved a biodiversity net gain. If the number is negative, there is a net loss.
- 4.1.3 Area based habitats, hedgerows and rivers/streams are considered separately to account for the differences in their ecological values and functions.
- 4.1.4 This assessment also follows the Chartered Institute for Ecology and Environmental Management's (CIEEM's) Good Practice Principles for Biodiversity Net Gain. These are included in Appendix 5.
- 4.1.5 The PEA habitat survey and condition was undertaken by a previous consultant (Buro Happold). This data is deemed recent and appropriate as it was undertaken in 2023. An updated 2024 baseline is not possible as demolition works of Phase 1 (Owens Park) are now underway. Therefore, the results of the 2023 survey will act as the baseline of this assessment.
- 4.1.6 The original biodiversity net gain assessment was conducted using the Biodiversity Metric 4.0. However, following an email discussion with David Dutton, the Local Planning Authority (LPA) ecologist on 18th October 2024, it was agreed to proceed with the Statutory Metric. This decision was made due to updates in the tree helper calculator between the revised BNG metrics

4.2 Baseline Formula

- 4.2.1 The baseline biodiversity value calculation represents the pre-development biodiversity value of the site as it was at the time that the baseline habitat survey was undertaken.
- 4.2.2 To calculate the baseline biodiversity value, habitat distinctiveness and condition are given numerical 'scores' which are multiplied with hectares or kilometres of habitat. The formula for calculating baseline biodiversity units is as follows:

$$(A \times D \times Q \times S) = AHBU$$

Where:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- S = Strategic significance
- AHBU = Area or length-based habitat biodiversity units

Distinctiveness

- 4.2.3** Each habitat parcel is assigned a multiplier based on habitat distinctiveness. This includes '*consideration of species richness and rarity; the extent to which the habitat is protected by designations; and the degree to which a habitat supports species rarely found in other habitats*' (Defra, 2023b).
- 4.2.4** Habitats such as hard standing and buildings are assumed to have very low distinctiveness and are not included.

Condition

- 4.2.5** To enable the calculation of BNG units, an assessment of the condition of each habitat was made in the field in accordance with the statutory biodiversity metric condition assessments (Defra, 2023c). These sheets provide a series of condition assessment criteria, specific to each habitat type. Once all applicable criteria have been assessed, a condition score of good, moderate or poor is applied, based on the scoring instructions provided within the condition sheets.
- 4.2.6** The condition of habitats such as hard standing and buildings is not assessed, along with introduced shrub and ground level planters.

Strategic Significance

- 4.2.7** The location of habitat parcels is factored into the calculation based on whether it has been identified as significant for nature conservation within local plans and strategies.

4.3 Post Development Formula

Habitat Creation

- 4.3.1** The first formula covers habitat creation:

$$((A \times D \times Q \times S) \times (R \times T) \times (S)) = AHBU$$

Where:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- R = Difficulty/risk factor
- T = Time to target factor
- S = Strategic significance
- AHBU = Area or length-based habitat biodiversity units

Habitat Retention and Enhancement

- 4.3.2** The second formula is used to calculate habitat retention and enhancement. This is where a habitat is retained but the condition is improved. This is calculated as follows:

$$\left(\left((AP \times DP \times QP) - (AB \times DB \times QB) \right) \times (R \times T) \right) + (AB \times DB \times QB) \times (S) = AHBU$$

- 4.3.3** If some habitat is retained, but the condition remains the same, then the following formula applies:

$$(AP \times DP \times QP) - (AB \times DB \times QB)$$

In both cases:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- R = Difficulty/risk factor
- T = Time to target factor
- S = Strategic significance
- P = Post Development
- B = Baseline
- AHBU = Area or length-based habitat biodiversity units

- 4.3.4** Distinctiveness, condition and strategic significance are all scored as for the baseline calculations.

Difficulty/Risk Factor

- 4.3.5** The risk associated with the creation or enhancement of a given habitat is assigned a difficulty multiplier to account for the uncertainty and risk of failure inherent in any action to create new habitat due to the unique physical and ecological features of every site.

Time to Target Factor

- 4.3.6** The time scale of the creation/enhancement of habitats is assigned a temporal risk multiplier (0-30years+) to compensate for the fact that there will not be an instant change in habitats or conditions and there may be a biodiversity deficit until the habitat has matured.

Trading Rules

- 4.3.1** The trading rules are in place to ensure habitat creation and enhancement compensate for specific habitat losses. They are only a requirement up to no net loss. Table 4.1 below details the trading rules.

Table 4.1: Biodiversity net gain trading rules

Baseline Habitat Distinctiveness	Area	Hedgerow	Watercourse
Very High	Priority should be given to replacing losses with area habitat units of the same habitat type	Losses must be replaced with hedgerow units of the same habitat type	Priority should be given to replacing losses with watercourse units of the same habitat type
High	Losses must be replaced with area habitat units of the same habitat type	Losses must be replaced with hedgerow units of the same habitat type or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Medium	Losses must be replaced by area habitat units of either medium band habitats within the same broad habitat type or, any habitat from a higher band from any broad habitat type	Losses must be replaced with hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Low	Losses must be replaced with area habitat units of the same or higher band	Losses must be replaced with hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of a higher band
Very Low	Not applicable	Losses must be replaced with hedgerow units of the same or of a higher band	Not applicable

5. Biodiversity Net Gain Assessment

5.1 Whole site habitat baseline (including retention and enhancement)

- 5.1.1 The baseline habitats recorded on site during the habitat survey are listed in Tables 5.1 to 5.3 and shown on Figure 2. Multipliers for distinctiveness, condition and strategic significance have been applied, as described in Section 4. The full habitat descriptions, species lists and condition assessments are provided in the Constraints and Opportunities Report (Buro Happold, 2023a).
- 5.1.2 The tables have been color-coded to clearly distinguish the different phases of the development. The first section, highlighted in pink, represents phase one (Owens Park), the second section in to phase green represents two (Oak House), and the final section in purple represents phase three (Woolton Hall and The Limes). This color-coding applies to both the hedgerow and habitat tables.
- 5.1.3 Although here is some repetition between tables 5.1 and 5.2, there both have been displayed for the additional three columns in 5.2; Enhanced Condition, Enhanced Strategic Significance, Delay in starting habitat enhancement and Final Time to Target Condition (Years).

Table 5.2: Whole site habitat baseline (including retention and enhancement)

Phase 1 - Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Baseline Units	Area Retained	Area Enhanced	Units Retained	Units for Enhancement t	Units Delivered by Enhancement	Area Lost	Units Lost
g3c Other neutral grassland	1.065	4	1	1	4.26	0.00	0.40	0.00	1.62	2.64	0.66	2.64
u1 (847) Introduced shrub	0.022	2	1	1	0.04	0.00	0.00	0.00	0.00	0.00	0.02	0.04
u1 (845) Ground level planters	0.008	2	1	1	0.02	0.00	0.00	0.00	0.00	0.00	0.01	0.02
u1 (845) Ground level planters	0.008	2	1	1	0.02	0.00	0.00	0.00	0.00	0.00	0.01	0.02
u1b Developed land; sealed surface	0.660	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	0.66	0.00
u1b Developed land; sealed surface	0.163	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00
u1b Developed land; sealed surface	0.754	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.00
w1g Other woodland broadleaved	0.161	4	2	1.15	1.48	0.00	0.15	0.00	1.40	1.86	0.01	0.08
Urban tree	0.460	4	2	1.15	4.23	0.46	0.00	4.23	0.00	0.00	0.00	0.00
Urban tree	0.076	4	1	1.15	0.35	0.08	0.00	0.35	0.00	0.00	0.00	0.00
Urban tree	0.546	4	2	1.15	5.02	0.44	0.00	4.08	0.00	0.00	0.10	0.94
Urban tree	1.258	4	2	1.15	11.57	1.00	0.00	9.25	0.00	0.00	0.25	2.32
Urban tree	0.516	4	2	1.15	4.75	0.48	0.00	4.45	0.00	0.00	0.03	0.30
g3c Other neutral grassland	0.876	4	1	1	3.50	0.00	0.17	0.00	0.71	1.16	0.70	2.79
u1 (847) Introduced shrub	0.168	2	1	1	0.34	0.00	0.00	0.00	0.00	0.00	0.17	0.33

u1 (845) Ground level planters	0.014	2	1	1	0.03	0.00	0.00	0.00	0.00	0.00	0.01	0.03
u1b Developed land; sealed surface	1.137	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	1.14	0.00
u1b Developed land; sealed surface	0.821	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	0.82	0.00
w1g Other woodland broadleaved	0.338	4	2	1.15	3.11	0.00	0.30	0.00	2.74	3.60	0.04	0.37
Urban tree	0.348	4	2	1.15	3.20	0.22	0.00	2.05	0.00	0.00	0.13	1.15
Urban tree	1.101	4	3	1.15	15.19	0.85	0.00	11.77	0.00	0.00	0.25	3.41
Urban tree	0.122	4	1	1.15	0.56	0.12	0.00	0.56	0.00	0.00	0.00	0.00
Urban tree	0.800	4	2	1.15	7.36	0.61	0.00	5.60	0.00	0.00	0.19	1.76
Urban tree	0.318	4	2	1.15	2.92	0.32	0.00	2.92	0.00	0.00	0.00	0.00
g3c Other neutral grassland	0.610	4	1	1	2.44	0.00	0.07	0.00	0.31	0.50	0.53	2.13
u1 (847) Introduced shrub	0.002	2	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
u1b Developed land; sealed surface	0.402	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	0.40	0.00
u1b Developed land; sealed surface	0.291	0	0	1	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00
w1g Other woodland broadleaved	0.193	4	2	1.15	1.77	0.00	0.19	0.00	1.77	2.31	0.00	0.00
Urban tree	0.279	4	2	1.15	2.57	0.28	0.00	2.57	0.00	0.00	0.00	0.00
Urban tree	0.076	4	3	1.15	1.06	0.08	0.00	1.06	0.00	0.00	0.00	0.00
Urban tree	0.321	4	1	1.15	1.48	0.32	0.00	1.48	0.00	0.00	0.00	0.00
Urban tree	0.428	4	2	1.15	3.93	0.35	0.00	3.26	0.00	0.00	0.07	0.67
Totals	14.34				81.21	5.63	1.30	53.64	8.56	13.90	7.41	19.01
Site Area (excluding area of individual trees)	7.69											

Table 5.3: Whole Site Habitat Enhancement

Habitat Enhancement	Area (ha)	Distinctiveness	Original Condition	Strategic Significance	Baseline Units	Distinctiveness	Enhanced Condition	Enhanced Strategic Significance	Delay in starting habitat enhancement	Final Time to Target Condition (Years)	Units Enhanced
g3c Other neutral grassland	0.400	4	1	1	4.26	4	2	1	2	12	2.64
w1g Other woodland broadleaved	0.152	4	2	1.15	1.48	4	3	1.15	2	12	1.86
g3c Other neutral grassland	0.178	4	1	1	3.50	4	2	1	3	13	1.16
w1g Other woodland broadleaved	0.298	4	1	1	3.11	4	3	1.15	3	13	3.60
g3c Other neutral grassland	0.078	4	1	1	2.44	4	2	1	4	13	0.50
w1g Other woodland broadleaved	0.193	4	2	1.15	1.77	4	3	1.15	4	13	2.31
Total habitat area	1.30									Total	12.11

Table 5.4: Whole Site Hedgerow (baseline and retention)

Habitat Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Baseline (hedgerow units)	Length retained	Length enhanced	Units retained	Units enhanced	Units Lost
h2b Non-native and ornamental hedgerow	0.02	1	1	1	0.02	0.00	0.00	0.00	0.00	0.02
h2b Non-native and ornamental hedgerow	0.01	1	1	1	0.01	0.00	0.00	0.00	0.00	0.01
h2b Non-native and ornamental hedgerow	0.01	1	1	1	0.01	0.00	0.00	0.00	0.00	0.01
h2b Non-native and ornamental hedgerow	0.04	1	1	1	0.04	0.03	0.00	0.03	0.00	0.01
h2b Non-native and ornamental hedgerow	0.01	1	1	1	0.01	0.01	0.00	0.01	0.00	0.00
h2b Non-native and ornamental hedgerow	0.02	1	1	1	0.02	0.00	0.00	0.00	0.00	0.02
h2b Non-native and ornamental hedgerow	0.13	1	1	1	0.13	0.00	0.00	0.00	0.00	0.13
h2a6 Other native hedgerow	0.02	2	2	1	0.08	0.02	0.00	0.08	0.00	0.00
h2a6 Other native hedgerow	0.02	2	2	1	0.08	0.02	0.00	0.08	0.00	0.00
h2b Non-native and ornamental hedgerow	0.14	1	1	1	0.14	0.01	0.00	0.01	0.00	0.13
h2a6 Other native hedgerow	0.07	2	2	1	0.08	0.07	0.00	0.28	0.00	0.00
h2a6 Other native hedgerow	0.07	1	1	1	0.01	0.02	0.00	0.08	0.00	0.01
h2a6 Other native hedgerow	0.02	1	1	1	0.01	0.05	0.00	0.20	0.00	0.01
Totals	0.56				1.10	0.23	0.00	0.77	0.33	0.33

5.2 Post Development Scenario

5.2.1 The proposed habitat types and areas to be created are listed below in Tables 5.4 and 5.5. Multipliers have been applied for distinctiveness, condition, strategic significance, difficulty/risk and time to target, as described in Section 4.

5.2.2 The tables have been color-coded as above.

5.2.3 For target condition assessment criteria of proposed Post Development habitats see Appendix 1.

5.3 Habitat Creation Context

5.3.1 The following habitat creation and enhancements have been recommended in relation to the site, these decisions have been made to maximise the BNG value on the site post-development.

- Where grassland retention is possible, it has been enhanced from 'poor' to 'moderate' condition, where retention was not possible, newly created grassland is of 'moderate' condition. Details of this are to be provided in the BMMP report (Thomson, 2025)
- The majority of the on-site woodland has been retained in the development. Where woodland retention is possible, it has been enhanced from 'moderate' to 'good' condition, this has also been supplemented with newly created 'moderate' woodland. Details of this are to be provided in the BMMP report.
- Care has been taken to include larger individual trees by stipulating the purchase of larger sizes of urban trees to compensate for individual tree losses on site. The current replanting schedule includes the following trees within the site: 36 medium (30+cm dbh) and a further 233 in the small size category (7.5cm+). Eight of these trees are in the traditional orchard so equates to 225 small trees created.
- For additionality, a parcel of traditional orchard has been proposed within phase two of the campus, this habitat has not been counted under the urban tree category to avoid double counting.
- Newly planted trees within woodland blocks have not been included in the urban tree calculation to avoid double counting.

Table 5.5: Overall site habitat creation

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Time to Target	Delay in starting habitat creation (years)	Time to Target Multiplier	Difficulty Multiplier	Units Delivered
u1b5 Buildings	0.168	0	0	1	0	2	0.931	1	0.00
u1b5 Buildings	0.017	0	0	1	0	2	0.931	1	0.00
g3c Other neutral grassland	0.400	4	2	1	5	2	0.779	1	2.49
w1g Other woodland broadleaved	0.082	4	2	1.15	15	2	0.546	1	0.41
u1b Developed land; sealed surface	0.826	0	0	1	0	2	0.931	1	0.00
u1 (89) Biodiverse Green Roof	0.057	4	2	1	5	2	0.779	0.67	0.24
u1 (847) Introduced shrub	0.077	2	1	1	1	2	0.899	1	0.14
h3h Mixed scrub	0.310	4	2	1	5	2	0.779	1	1.93
u1 (89) - Biodiverse Green Roof	0.324	4	2	1	5	2	0.779	0.67	1.35
Urban tree	0.789	4	2	1.15	27	2	0.356	1	2.59
u1b5 Buildings	0.178	0	0	1	0	3	0.899	1	0.00
u1 (89) - Biodiverse Green Roof	0.188	4	2	1	5	3	0.752	0.67	0.76
u1b5 Buildings	0.009	0	0	1	0	3	0.899	1	0.00
g3c Other neutral grassland	0.571	4	2	1	5	3	0.752	1	3.44
w1g Other woodland broadleaved	0.053	4	2	1.15	15	3	0.527	1	0.26

u1b Developed land; sealed surface	0.788	0	0	1	0	3	0.899	1	0.00
u1 (89) - Biodiverse Green Roof	0.036	4	2	1	5	3	0.752	0.67	0.14
h3h Mixed scrub	0.503	4	2	1	5	3	0.752	1	3.03
u1 (847) Introduced shrub	0.094	2	1	1	1	3	0.867	1	0.16
r1g (41) Other Standing Water (Non-priority)	0.013	4	2	1	3	3	0.808	1	0.09
g3c (27)Traditional orchards	0.031	6	2	1	20	3	0.441	1	0.16
u1 (89) - Biodiverse Green Roof	0.420	4	2	1	5	3	0.752	0.67	1.69
Urban tree	0.431	4	2	1.15	27	3	0.343	1	1.36
u1b5 Buildings	0.089	0	0	1	0	4	0.867	1	0.00
u1b5 Buildings	0.010	0	0	1	0	4	0.867	1	0.00
g3c Other neutral grassland	0.166	4	2	1	5	4	0.726	1	0.96
w1g Other woodland broadleaved	0.152	4	2	1.15	15	4	0.508	1	0.71
u1b Developed land; sealed surface	0.365	0	0	1	0	4	0.867	1	0.00
u1 (89) Biodiverse Green Roof	0.024	4	2	1	5	4	0.726	0.67	0.10
h3h Mixed scrub	0.180	4	2	1	5	4	0.726	1	1.04
u1 (847) Introduced shrub	0.045	2	1	1	1	4	0.837	1	0.07
u1 (89) Biodiverse Green Roof	0.210	4	2	1	5	4	0.726	0.67	0.82
Urban tree	0.28	4	2	1.15	27	4	0.320	1	0.73
Totals	7.89								24.77
Site Area (excluding area of individual trees)	6.39								

Table 5.6: Overall Site Hedgerow Creation

Hedgerow Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Time to Target	Delay in starting habitat creation (years)	Time to Target Multiplier	Difficulty Multiplier	Units Delivered
h2a6 Native hedgerow	0.185	2	2	1	7	2	0.779	1	0.58
h2a5 Species-rich native hedgerow	0.031	4	2	1	7	2	0.779	1	0.19
h2a6 Native hedgerow	0.1	2	2	1	8	3	0.752	1	0.30
h2a5 Species-rich native hedgerow	0.03	4	2	1	8	3	0.752	1	0.18
h2a6 Native hedgerow	0.047	2	2	1	9	4	0.726	1	0.14
h2a5 Species-rich native hedgerow	0.074	4	2	1	9	4	0.726	1	0.43
Totals	0.47								1.82

5.4 Phases 1 to 3 Biodiversity Net Change

5.4.1 The phase split biodiversity net change estimation associated with the proposed development is shown below in Tables 5.6-5.8. The units are visualised in appendix 3 and 4 below for each of the phases.

Table 5.7: Phase 1 Biodiversity Net Change

		On-site post-intervention (Including habitat retention, enhancement and creation)						On-site net % change
Unit Type	Baseline Units	Units Retained		Units Enhanced		Units Created	Post Development Units	
Habitat	31.74	22.33	+	7.55	+	9.15	= 36.02	+13.46%
Hedgerow	0.24	0.04	+	0.00	+	0.77	= 0.81	+237.47%

Table 5.8: Phase 2 Biodiversity Net Change

		On-site post-intervention (Including habitat retention, enhancement and creation)						On-site net % change
Unit Type	Baseline Units	Units Retained		Units Enhanced		Units Created	Post Development Units	
Habitat	36.21	22.90	+	8.21	+	11.09	= 38.75	+7.00%
Hedgerow	0.29	0.00	+	0.00	+	0.48	= 0.64	+121.13%

Table 5.9: Phase 3 Biodiversity Net Change

		On-site post-intervention (Including habitat retention, enhancement and creation)						On-site net % change
Unit Type	Baseline Units	Units Retained		Units Enhanced		Units Created	Post Development Units	
Habitat	13.25	8.36	+	4.96	+	4.53	= 15.77	+19.06%
Hedgerow	0.70	0.15	+	0.00	+	0.65	= 1.22	+74.68%

5.5 Overall Biodiversity Net Change

5.5.1 The overall biodiversity net change estimation associated with the proposed development is shown below in Table 5.9.

Table 5.10: Overall Biodiversity Net Change

		On-site post-intervention (Including habitat retention, creation & enhancement)							
Unit Type	Baseline Units	Units Retained		Units Enhanced		Units Created		Post Development Units	On-site net % change
Habitat	81.21	53.64	+	20.6	+	24.77	=	90.52	+11.47%
Hedgerow	1.10	0.77	+	0.00	+	1.82	=	2.59	+135.20%

5.6 Compensating for the trading summary losses

5.6.1 To comply with the Town and Country Planning Act 1990 (as amended) and the Places for Everyone 2024-2039 strategy, the project does not require off-site compensation in the form biodiversity units to achieve the mandatory 10% net gain. However, to comply with the trading summary rule of BNG, a total of 5.62 biodiversity units are needed to compensate for the urban tree losses on-site.

5.6.2 To meet the trading rules, further off-site habitat compensation may be required. These units are specifically for individual trees habitats or habitats of higher distinctiveness to compensate these units, as per table 4.1: Biodiversity net gain trading rules. Currently, there is a deficit in the trading summary of 5.62 units, comprising of individual tree units.

5.6.3 An agreement is being made between John Graham Construction Ltd and the University of Manchester to include off site planting within the wider University owned grounds, several areas have identified for an off-site habitat creation project and will include the provision of a number of individual small trees or new woodland to be planted.

6. Conclusion

- 6.1.1** In the scenario set out in this report, the assessment has concluded that a net gain in biodiversity can be achieved, this meets the required minimum 10% net gain required for development. However, biodiversity trading rules have not been satisfied. To satisfy the trading summary rules a further 5.62 units are required, comprising of individual tree units
- 6.1.2** To accompany this report, a Biodiversity Management and Monitoring Plan (BMMP) has been produced and will be submitted alongside this report, outlining all on-site provisions for habitat creation, management and monitoring, along with provisions for fauna.

7. References

Buro Happold (2023a) University of Manchester - Constraints and opportunities report. Report reference 0053454.

Buro Happold (2023b) Fallowfield Campus Redevelopment Project, Biodiversity Net Gain Assessment Report, Report reference 0063454.

Department for Environment Food & Rural Affairs (Defra, 2023a) Statutory biodiversity metric: calculation tool.

Department for Environment Food & Rural Affairs (Defra, 2023b) Statutory biodiversity metric: user guide. February 2024.

Department for Environment Food & Rural Affairs (Defra, 2023c) Statutory biodiversity metric condition assessments.

Department for Levelling Up, Housing & Communities (2024) National Planning Policy Framework (NPPF). London. December 2024.

Thomson Environmental Consultants Ltd (2025) Biodiversity Management and Monitoring Plan for Fallowfield Campus Redevelopment Project. Report reference: GRA001-013-001/002/002.

Appendix 1: Habitat Enhancements Condition Assessment Sheets

7.1.1 These tables provide the enhancement condition assessment sheets for g3c Other neutral grassland and w1g Other broadleaved woodland on site.

Condition Sheets: GRASSLAND Habitat Type - g3c other neutral grassland

		Habitat parcel reference
		g3c other neutral grassland
Condition Assessment Criteria		Criterion passed (Yes or No)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No -> Yes
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	Yes
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No
F	There are 10 or more vascular plant species per m present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No
Number of criteria passed		2 -> 3
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓
Non-acid grassland Types (Result out of 6 criteria)		

Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	✓
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Condition Sheets: Habitat Type - w1g Other broadleaved Woodland

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species >10% cover.	2->3
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	2->3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category.	1 -> 3
G	Woodland regeneration	All three classes present in	One or two classes only present in	No classes or coppice regrowth	2 -> 3

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
		woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	woodland.	present in woodland.	
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback ⁹ .	11% to 25% mortality and/or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present.	3
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1 -> 3
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots ¹¹ .	2
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1 -> 3
M	Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground.	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.	2 -> 3
Total Score (out of a possible 39)					26 -> 35
Condition Assessment Result			Condition Assessment Score		Result Achieved
Total score >32 (33 to 39)			Good (3)		✓

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
Total score 26 to 32			Moderate (2)		
Total score <26 (13 to 25)			Poor (1)		

Appendix 2: Post Development Condition Assessment Sheets

Condition Sheets: GRASSLAND Habitat Type - g3c other neutral grassland

		Habitat parcel reference
		g3c other neutral grassland (moderate)
Condition Assessment Criteria		Criterion passed (Yes or No)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	Yes
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No
F	There are 10 or more vascular plant species per m present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No

Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No
Number of criteria passed		3
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Non-acid grassland Types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	✓
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Condition Sheets: GRASSLAND Habitat Type - g3c (27) Traditional Orchard

Condition Assessment Criteria		Condition Achieved (Y/N)
A	Present of ancient ¹ and or veteran ¹ trees. Note - this criterion is essential for achieving Good condition.	No
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. Note - this criterion is essential for achieving Good condition.	No
C	Less than 5% of fruit trees are smothered by scrub. Small patches of dense scrub and or scattered scrub growing between trees can be beneficial to biodiversity, however these occupy less than 10% of ground cover.	Yes
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	Yes
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on	Yes

	non-adjusted ties.		
F	Grassland is not overgrazing, poaching is not evident around the trees, with no more than 10% of trees poached under the canopy.		Yes
G	Species richness of the grassland is equivalent to a medium, high or very high distinctiveness grassland.		Yes
H	There is an absence of invasive non-native plant species ² (as listed in Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 10% of ground cover.		Yes
Essential criteria achieved (required for good condition - Yes or No)			No
Number of criteria passed			6
Condition Assessment Result		Condition Assessment Score	Score Achieved
Passes 6-8 criteria, including essential criteria A and B.		Good (3)	
Passes 4 or 5 criteria; OR Passes 6 or 7 criteria but fail an essential criterion.		Moderate (2)	✓
Passes 3 or fewer criteria.		Poor (1)	
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - 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, by applying professional judgement.			
Footnote 3 - Wildlife and Countryside Act 1981 (as amended).			
Footnote 4 - Species indicative of suboptimal condition for this habitat type include: 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> and common nettle <i>Urtica dioica</i> . There may be additional relevant species local to the region and or site.			

Condition Sheets: SCRUB Habitat Type - h3h Mixed scrub

Condition Assessment Criteria		Criterion passed (Yes or No)
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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
Number of criteria passed		4
Condition Assessment Result (out of 5 criteria)		Score Achieved *//
Passes 5 criteria		Good (3)
Passes 3 or 4 criteria		Moderate (2)
Passes 2 or fewer criteria		Poor (1)

Condition Sheets: Habitat Type - Individual Urban Trees

Condition Assessment Criteria		Condition Achieved (Y/N)
The tree is a native species (or at least 70% within the block are native species).		Yes
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
The tree is mature (or more than 50% within the block are mature).		No
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
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No
More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes
Condition Assessment Result	Condition Assessment Score	Score Achieved
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	✓
Passes 0, 1 or 2 criteria	Poor (1)	

Condition Sheets: Habitat Type - w1g Other Broadleaved Woodland

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	1
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3
C	Invasive plant species	No invasive species present in	Rhododendron <i>Rhododendron</i>	Rhododendron or cherry laurel	3

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
		woodland.	<i>ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover.	present, or other invasive species >10% cover.	
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category.	3
G	Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	2
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback ⁹ .	11% to 25% mortality and/or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present.	3
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	3
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots ¹¹ .	2
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
L	Amount of deadwood	50% of all survey plots within	Between 25% and 50% of all survey	Less than 25% of all survey plots	2

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
		the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	
M	Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground.	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.	3
Total Score (out of a possible 39)					32
Condition Assessment Result			Condition Assessment Score		Result Achieved
Total score >32 (33 to 39)			Good (3)		
Total score 26 to 32			Moderate (2)		✓
Total score <26 (13 to 25)			Poor (1)		

Condition Sheets: Habitat Type - Urban Habitats

Habitat Parcel		Biodiverse Green Roof	Biodiverse Green Roof
Condition Assessment Criteria		Condition Achieved (Y/N)	
Core Criteria			
A	Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed. A single ecotone (i.e. scrub, grassland, herbs) should not account for more than 80% of the total habitat area.	Yes	Yes
B	There is a diverse range of flowering plant species, providing nectar sources for insects. These species may be either native, or non-native but beneficial to wildlife.	Yes	Yes

	NB - To achieve GOOD condition, criterion 2 must be satisfied by native species only (rather than non-natives beneficial to wildlife). Note that U1 (87) Biodiverse green roofs are exempt from this requirement, and can include non-native sedums, as set out in footnote 1.		
C	Invasive non-native species (Schedule 9 of WCA) cover less than 5% of total vegetated area. NB - To achieve GOOD condition, criterion 3 must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	Yes
Additional Criteria for U1 (87) Biodiverse green roofs			
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.	Yes	Yes
Condition Assessment Result	Condition Assessment Score	Score Achieved	
• Passes 3 of 3 core criteria; AND • Meets the requirements for good condition within criteria 2 and 3; AND • Passes additional criterion 4a or 4b	Good (3)		
• Passes 2 of 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for good condition within criteria 2	Moderate (2)	✓	✓

and 3			
• Passes 0 or 1 of 4 criteria	Poor (1)		

Condition Sheets: Habitat Type - Pond (Non-priority)

Condition Assessment Criteria		Condition Achieved (Y/N)
1	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes
2	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No
3	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes
4	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No
5	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Yes
6	There is an absence of listed non-native plant and animal species.	Yes
7	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes
Condition Assessment Result		Score Achieved
Passes 7 criteria		Good (3)
Passes 5 or 6 criteria		Moderate (2)
Passes 4 or fewer criteria		Poor (1)

Condition Sheets: HEDGEROW Habitat Type - h2a6 Other Native hedgerow

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	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).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Yes
C2.	Nutrient-enriched	Plant species indicative of nutrient enrichment of soils	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the	No

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)
	Core groups - applicable to all hedgerow types			
	perennial vegetation	dominate <20% cover of the area of undisturbed ground.	20% cover threshold.	
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 WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	Yes
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No
Condition categories for hedgerows without trees				
Category		Category Requirements	Metric Score	Condition
Good		No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate		No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2	✓
Poor		Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	

Appendix 3: Baseline Condition Assessment Sheets (Buro Happold)

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)												
UK Habitat Classification (UKHab) Habitat Type(s)												
Grassland - Lowland calcareous grassland												
Grassland - Lowland dry acid grassland												
Grassland - Lowland meadows												
Grassland - Other lowland acid grassland												
Grassland - Other neutral grassland												
Grassland - Tall herb communities (H6430) [Note Tall herb habitat that does not meet the Annex 1 definition should be recorded as 'Other neutral grassland'] [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]												
Grassland - Upland acid grassland												
Grassland - Upland calcareous grassland												
Grassland - Upland hay meadows												
Sparsely vegetated land - Calaminarian grassland												
Habitat Description												
ukhab – UK Habitat Classification												
Site name and location		On-site or off-site Survey reference (if relating to a wider survey)		Habitat parcel reference = areas marked-up in the habitat plan (see								
Limitations (if applicable)		Habitat parcel reference										
		TN3	TN7	TN9	TN14	TN15	TN16	TN18				
		Grid reference										
Condition Assessment Criteria		Criterion passed (Yes or No)										Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	No	No	No	No	No	No				
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	No	No	No	No	No	No				
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
E	Combined cover of species indicative of sub-optimal condition ² and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) are present, this criterion is automatically failed.	No	No	No	No	No	No	No				
Additional Criterion - must be assessed for all non-acid grassland types												
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	No	No	No	No	No	No				
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No	No	No	No	No	No				
Number of criteria passed		2	2	2	2	2	2	2				
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓										
Acid Grassland types (Result out of 5 criteria)												
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)											
Passes 2 or fewer criteria	Poor (1)											
Non-acid grassland types (Result out of 6 criteria)												
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)											
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)											
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	✓	✓	✓	✓	✓	✓	✓				
Suggested enhancement interventions to improve condition score												
Notes												
Footnote 1 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.												
Footnote 2 - Species indicative of sub-optimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site.												
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, by applying professional judgement.												
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).												

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow

Native hedgerow - associated with bank or ditch

Native hedgerow with trees

Native hedgerow with trees - associated with bank or ditch

Species-rich native hedgerow

Species-rich native hedgerow - associated with bank or ditch

Species-rich native hedgerow with trees

Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

See the Biodiversity Metric 4.0 User Guide Section 9.

Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

Site name and location

On-site or off-site

Survey reference

(if relating to a

later document)

Condition Assessment Criteria

A series of ten attributes, representing key physical characteristics are used for this assessment. This assessment is based on the Hedgerow Survey Handbook* and Favourable Conservation Status document*. For further clarification please refer to the Hedgerow Survey Handbook.

Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)

Criteria - the minimum requirements for 'favourable condition'

Criteria description

Habitat parcel reference

A B C E F G H K M F2 L

Grid reference

Core groups - applicable to all hedgerow types

Criterion passed (Yes or No)

Notes (such as justification)

A1. Height

>1.5 m average along length

The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.

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A2. Width

>1.5 m average along length

The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.

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B1. Gap + hedge base

Gap between ground and base of canopy <0.5 m for >90% of length

This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.

Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).

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B2. Gap + hedge canopy continuity

Gaps make up <10% of total length; and No canopy gaps >5 m

This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).

Access points and gates contribute to the overall 'gappiness' but are not subject to the 5 m criterion (as this is the typical size of a gate).

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C1. Undisturbed ground and perennial vegetation

>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length; and
Measured from outer edge of hedgerow; and
Is present on one side of the hedgerow (at least).

This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow.

Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow.

This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit

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C2. Nutrient-enriched perennial vegetation

Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.

The indicator species used are nettles Urtica spp., cleavers Galium aparine and docks Rumex spp. Their presence, either singly or together, does not exceed the 20% cover threshold.

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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 WCA) and recently introduced species.

Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website³, as well as the BSBI website⁴ where the Online Atlas of the British and Irish Flora⁵ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website⁶.

111111111111

D2. Current damage

>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.

This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.

This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g., excessive hedgerow cutting).

000000000000

Score achieved:

4

4

4

5

4

5

4

3

3

2

4

Attributes failed:

4

4

4

3

4

3

4

5

5

6

4

Fails both attributes in groups (how many groups):

0

1

0

0

1

0

1

1

1

2

1

Additional group - applicable to hedgerows with trees only

Condition

Poor

Poor

Poor

Moderate

Poor

Moderate

Poor

Poor

Poor

Poor

Poor

E1. Tree class

There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and/or ancient⁷), and there is on average at least one mature, ancient or veteran tree present per 50 m of hedgerow length.

This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.

E3. Tree health

At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activities.

This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category

Category Requirements

Metric Score

Good

No more than 2 failures in total;
AND
No more than 1 failure in any functional group.

3

Moderate

No more than 4 failures in total;
AND
Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 and C2 = Moderate condition).

2

Poor

Fails a total of more than 4 attributes;
OR
Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 and B2 = Poor condition).

1

Score achieved:

Condition categories for hedgerows with trees

Category

Category Requirements

Metric score

Good

No more than 2 failures in total;
AND
No more than 1 failure in any functional group.

3

Moderate

No more than 5 failures in total;
AND
Does not fail both attributes in more than one functional group (e.g., fails attributes A1, A2, B1, C2 and E1 = Moderate condition).

2

Poor

Fails a total of more than 5 attributes;
OR
Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 and B2 = Poor condition).

1

Score achieved:

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. [online] Available on: [https://nhs.uk/](#)

Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: [Definition of Favourable Conservation Status for Hedgerows - RP2943 \(naturalengland.gov.uk\)](#)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

Footnote 4 – CHEFFINGS, C.M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: [The Vascular Plant Red Data List for Great Britain \(Species Status No. 7\) | JNCC Resource Hub](#)

Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: [Definitions: wild, native or alien? – Botanical Society of Britain & Ireland \(bsbi.org\)](#)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: [Acknowledgements | Online Atlas of the British and Irish Flora \(bsi.ac.uk\)](#)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GNNSS) (2022) Available on: [Home - GNNSS \(nonnativespecies.org\)](#)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: [Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](#) and [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#)

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Type(s)

Individual trees – Urban trees

Individual trees – Rural trees

Complete a condition sheet for each tree or block of trees.

Please see separate Line of trees condition sheet for a line of Rural trees.

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 all must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

Site name and location	On-site or off-site	On-site
	Survey reference (if relating to a wider survey)	
Limitations (if applicable)	Habitat parcel reference	
	TN3 TN7 TN9 TN13 TN14 TN15 TN16 TN18	
	Grid reference	
Condition Assessment Criteria	Criterion passed (Yes or No)	
A The tree is a native species (or at least 70% within the block are native species).	Yes Yes Yes Yes No Yes Yes 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).	No Yes Yes Yes No No No No	
C The tree is mature (or more than 50% within the block are mature).	Yes Yes Yes Yes Yes Yes No Yes	
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 Yes Yes Yes Yes Yes Yes Yes	
E Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No No No No No No No No	
F More than 20% of the tree canopy area is oversailing vegetation beneath.	No No No Yes No No No No	
Number of criteria passed	3 4 4 5 2 3 2 3	
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)	✓ ✓ ✓

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.

Suggested enhancement interventions to improve condition score

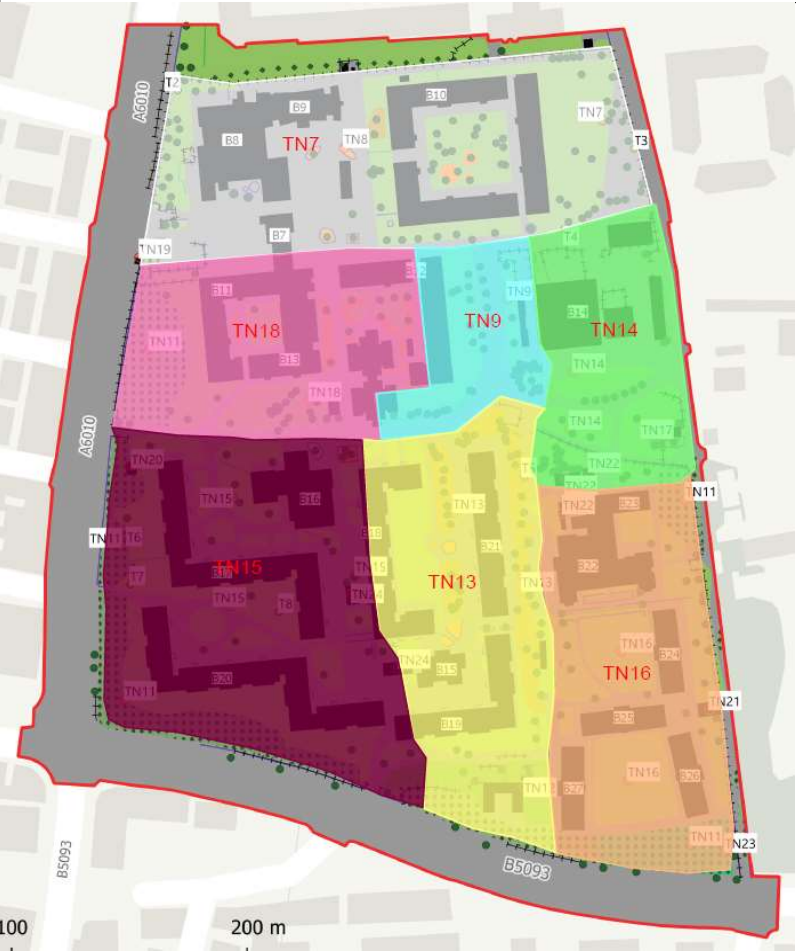
Footnotes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)



[illegible]

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Type(s)

Woodland and forest - Lowland beech and jew woodland

Woodland and forest - Lowland mixed deciduous woodland

Woodland and forest - Native pine woodlands

Woodland and forest - Other coniferous woodland

Woodland and forest - Other Scot's pine woodland

Woodland and forest - Other woodland; broadleaved

Woodland and forest - Other woodland; mixed

Woodland and forest - Upland birchwoods

Woodland and forest - Upland mixed ashwoods

Woodland and forest - Upland oakwood

Woodland and forest - Wet woodland

Habitat Description

UKHab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:
[Woodland Wildlife Toolkit \(syvla.org.uk\)](#)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

Site name and location		On-site or off-site	On-site
Limitations (if applicable)	No limitations	Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	TN11

Condition Assessment Criteria

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	2
B Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in 40% or less of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	3
C Invasive plant species	No invasive species ³ present in woodland.	Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ >10% cover.	2	3
D Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	3
E Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understorey shrubs are native ⁵ .	<50% of canopy trees and <50% of understorey shrubs are native ⁵ .	2	2
F Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁶ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	1	3
G Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	3
H Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback ⁹ .	11% to 25% mortality and/or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and/or any high-risk pest or disease present ⁹ .	3	3
I Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1	3
J Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	2
K Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	1
L Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1	3
M Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground ¹⁴ .	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground ¹⁴ .	2	3

Total Score (out of a possible 39) 34

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	
Total score 26 to 32	Moderate (2)	26
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

When applying this condition sheet, good practice would be to use the methodology associated with the EWBG toolkit.

Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch Betula sp., cherry Prunus sp. or Sorbus sp.: 0 – 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or Sorbus species; 0 - 20 years = Young; 21 - 60 years =Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.

Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.

Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly.

Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage - Lysichiton americanus; Himalayan balsam Impatiens glandulifera; Japanese knotweed Reynoutria japonica; cherry laurel Prunus laurocerasus; shalloon Gaultheria shallon; snowberry Symphoricarpos albus; variegated yellow archangel Lamiastrum galeobdolon subsp. argenteum; rhododendron Rhododendron ponticum; and tree-of-heaven Ailanthus altissima.

Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.

Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.

Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees.

Footnote 7 - Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.

Footnote 11 - This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.

Footnote 12 - See EWBG method INDICATOR 12 for more information. See gov.uk standing advice on ancient and veteran trees. Available from: [Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](#) and: [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#)

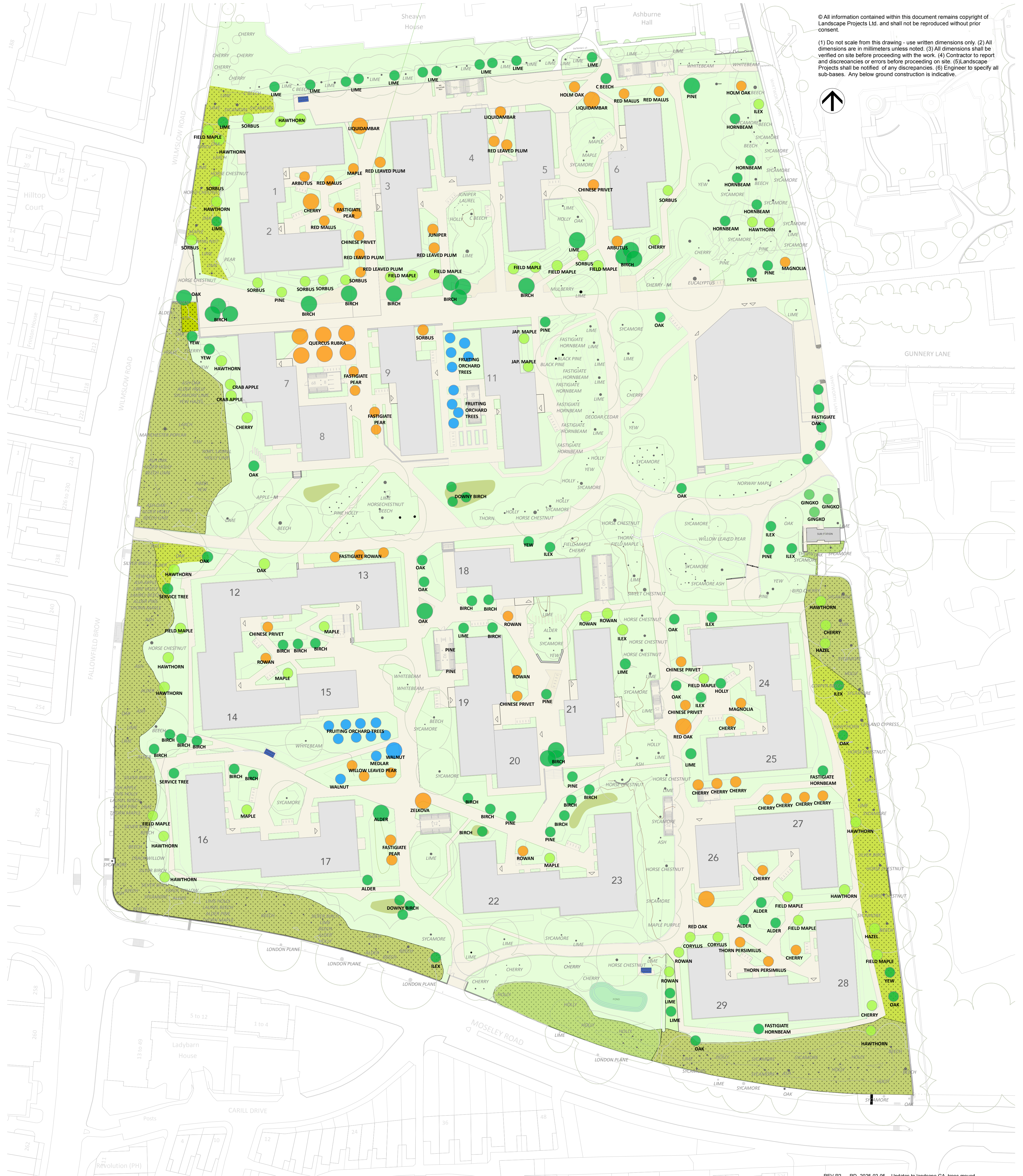
Footnote 13 - See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter. [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#)

Footnote 13 - See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

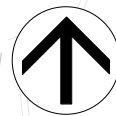
Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.

Appendix 4: Landscape Masterplans

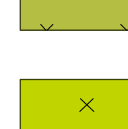
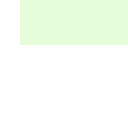


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(1) Do not scale from this drawing - use written dimensions only. (2) All dimensions are in millimeters unless noted. (3) All dimensions shall be verified on site before proceeding with the work. (4) Contractor to report and discrepancies or errors before proceeding on site. (5) Landscape Projects shall be notified of any discrepancies. (6) Engineer to specify all sub-bases. Any below ground construction is indicative.



Key

-  Canopy of existing trees retained. See drawing UMRF-LAP-XX-00-DR-L-00003 for tree removals
-  TREE - species of existing tree
-  M - Memorial tree
-  Existing areas of woodland, to be retained and enhanced through management and new planting.
-  Proposed new areas of woodland created from areas of existing grass and mature trees. Proposed understorey tree planting in these areas to consist of whips in addition to the trees indicated which are not included in overall replacement tree figures.
-  Other areas of soft landscaping

Tree Types

-  Woodland/native species large to medium tree
-  Woodland edge/native species medium to small tree
-  Fruit tree, as part of orchard areas
-  Ornamental tree, both native and non-native selected from the RHS's Plants for Pollinators List.
-  Medium tree, planted at 30cm+ girth - 35no. (to replace the 33 no. medium and 2no. large trees removed as part of BNG trading summary calculations)
-  Small tree, planted at various sizes 14-16 cm to 20-25cm girth

TOTAL NUMBER OF REPLACEMENT TREES: 267 (ratio of 3.5 : 1 replacement)

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JOB TITLE UoM Residences DBFO

CLIENT University of Manchester

TITLE Proposed Tree Planting

SCALE 1:600 @ A1 DATE 2025-01-20

STATUS S3 PURPOSE Planning

DRAWN RCD CHECKED NS

REFERENCE UMRF-LAP-XX-00-DR-L-00016 REV P2



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KEY

- | | | | |
|--|--|--|-------------------------------------|
| | Existing woodland to be enhanced | | Proposed neutral grassland |
| | Proposed woodland | | Existing neutral grassland enhanced |
| | Proposed medium tree (30-35cm girth) | | Proposed traditional orchard |
| | Proposed small tree (8-10 - 25-30cm girth) | | Existing native hedging |
| | Existing introduced shrub planting retained | | Proposed species rich hedging |
| | Proposed introduced shrub/flower bed | | Propose native hedging |
| | Proposed mixed scrub | | |
| | Ornamental planting removed, mixed scrub added | | |

REV P1 RD 2025-02-10 Planning Issue

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JOB TITLE UoM Residences DBFO

CLIENT University of Manchester

TITLE Proposed BNG Area Plan

SCALE 1:600 @ A1 DATE 2025-01-17

STATUS S3 PURPOSE Planning

DRAWN RCD CHECKED NS

REFERENCE UMRf-LAP-XX-00-DR-L-00012 REV P1

Appendix 5: Good Practice Principles for Biodiversity Net Gain

7.1.2 The works adhere to the ten principles of BNG, as shown in Table 5.8. Appendix 3 provides the full description of each BNG principle.

Table 7.11: Biodiversity net gain principles

BNG Principle	Explanation/Evidence
Principle 1: Apply the mitigation hierarchy	The development plan has prioritised avoiding negative impacts on biodiversity where possible, the majority of woodland will remain in situ without impacts and the site layout is designed to avoid as many urban trees as possible, though some are unavoidable.
Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere	The medium distinctiveness habitats (individual trees and woodland, grassland) will be retained where possible. The development footprint has been careful to avoid as many individual trees as possible.
Principle 3: Be inclusive and equitable	Habitats absent in the site baseline (pond non-priority and traditional orchard) have been created post-development. Areas of the introduced scrub landscaping will be replaced with native h3h mixed scrub where possible.
Principle 4: Address risks, mitigate difficulty, uncertainty and other risks to achieving Net Gain	The BNG metric has inbuilt difficulty multipliers which account for the risks of condition or habitat failure. To address these, a BMMP has been produced with details of how habitats will be created, maintained and monitored.
Principle 5: Make a measurable Net Gain contribution	The habitat and hedgerow values have significant gains, both above the required 10%.
Principle 6: Achieve the best outcomes for biodiversity	The site has achieved the highest possible biodiversity value in conjunction with the proposed development. Close collaboration between the landscaping team and the ecologist has created new opportunities for BNG wherever feasible.
Principle 7: Be additional	The maximum possible number of replacement trees has been included for a development of this size, with 268 trees being planted at a ratio of more than 3:1 to compensate for tree losses.
Principle 8: Create a Net Gain legacy	The BMMP will ensure that retained, enhanced and created habitats on-site are maintained and monitored for 30 years.
Principle 9: Optimise sustainability	The site will offer lasting social and economic benefits to the community as university student accommodation. By integrating biodiversity value with the additional sustainability measures implemented for this project, the development will maximise its

	overall sustainability.
Principle 10: Be transparent	The final metric calculation spreadsheet will be provided to the LPA to review, with the overall metric, and the three phase of development included in the plan.