



Brighter strategies
for greener projects



Client: Empiric (Manchester Victoria Point) Limited
Project: Victoria Point, Manchester
Report: Biodiversity Net Gain Assessment

QUALITY ASSURANCE

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1.0 EXECUTIVE SUMMARY

Greengage Environmental Ltd ('Greengage') was commissioned by Empiric (Manchester Victoria Point) Ltd to undertake a Biodiversity Net Gain Assessment of a site known as Victoria Point in Victoria Park, Manchester, hereafter referred to as 'the site'.

This document is a report of this survey and has been produced to support a planning submission for the site which seeks the redevelopment of existing student accommodation blocks (6 in total) to include the phased demolition and extension of existing buildings at a maximum height of 12 storeys for Purpose Built Student Accommodation (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial space (Use Class E, F1 and F2), hard and soft landscaping and associated highway works.

Retention of parts of the existing soft landscaping (modified grassland), and 63 trees, within the public realm is proposed.

The assessment aimed to quantify the predicted change in ecological value of the site in light of the proposed developments to assess compliance against local and national planning policy. The BNG mandate set out in the Environment Act 2021, states that a target of 10% net gain in biodiversity should be reached and biodiversity value maximised on site.

The survey area extends to approximately 1.46 hectares and comprises six residential tower blocks used as student accommodation and a site office, extensive public realm landscaping, which includes low diversity modified grassland and 148 individual trees.

Proposed habitat creation includes generous provision of other neutral grassland, introduced shrub, bioswale, rain gardens, biodiverse green roof, mixed scrub and modified grassland. 134 new trees are to be planted, in addition to retention of 63 existing trees.

The proposals stand to result in a net gain **0.63** Habitat Units compared with pre-development value. This equivalent to a total net increase of **18.42%** in ecological value. Proposals will also deliver a net gain of **1.27** Hedgerow Units, though a percentage change can't be calculated owing to the baseline Hedgerow Unit score being zero.

Detail relating to the proposed ecological compensation and enhancement actions in relation to habitat creation and management could be provided within an Ecological Management Plan for the site which could be secured through planning condition. Should these recommendations be adhered to, the proposals stand to be compliant with legislation and current planning policy.

2.0 INTRODUCTION

Greengage was commissioned by Empiric (Manchester Victoria Point) Ltd to undertake a Biodiversity Net Gain Assessment (BNGA) of a site known as Victoria Point in Victoria Park, Manchester, hereafter referred to as 'the site'.

This document is a report of this assessment and has been produced to support a planning submission for the site which seeks the redevelopment of existing student accommodation blocks (6 in total) to include the phased demolition and extension of existing buildings at a maximum height of 12 storeys for Purpose Built Student Accommodation (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial space (Use Class E, F1 and F2), hard and soft landscaping and associated highway works.

Retention of parts of the existing soft landscaping (modified grassland), and numerous trees, within the public realm is also proposed.

The assessment aimed to quantify the predicted change in ecological value of the site in light of the proposed developments to assess compliance against local and national planning policy. The BNG mandate set out in the Environment Act 2021, states that a target of 10% net gain in biodiversity should be reached and biodiversity value maximised on site.

This BNGA was undertaken in May 2024 based upon the site proposals submitted in support of a planning submission. Any further changes to the design will impact upon the BNG score and the metric will need to be updated to reflect such changes. This also carries forward throughout the entire lifetime of the project, including after planning permission has been granted, in and throughout the construction phase. Biodiversity net gain aims to give an accurate reflection of the changes happening on site.

2.1 SITE DESCRIPTION

The site extends to approximately 1.46 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SJ 85708 96041, OS Co-ordinates 385708, 396041. The site is composed of six residential tower blocks used as student accommodation and a site office, extensive public realm landscaping, which includes low diversity modified grassland and individual trees.

The site is situated in the Victoria Park suburb of Manchester, approximately 2.5-kilometre (km) south-southeast of Manchester City Centre. It is bound to the south by Hathersage Road, the west by Octagon House, an office building, and to the north and east by residential dwellings mostly composed of terrace housing. The site is an irregular shape, with Victoria Baths, an Edwardian era heritage asset and Turkish bath-house, situated between the existing tower blocks on site, but outside of the site boundary.

The site is situated in an urban context typical of Greater Manchester. There is a mix of residential, commercial and light industrial uses in the vicinity of the site. Due to the urban nature of the site and surroundings, green infrastructure provision is somewhat limited, mostly confined to residential gardens, street trees and parks.

2.2 PROPOSED DEVELOPMENT

The proposed development proposes to enhance and extend the existing residential blocks and provide significant improvements to the public realm landscaping. This includes provision of:

- Large SUDs features, rain gardens and attenuation basins;
- Extensive tree planting to compensate for the loss of trees associated with increasing the building footprint and SUDs features;
- Other neutral grassland to provide pollinator resources;
- Native mixed scrub planting featuring diverse native woody species; and
- Biodiverse green roofs on suitable flat roof areas (mostly confined to bike and bin stores).

The design sets to integrate nature and social value, by reimagining the public realm for residents. The design hopes to provide spaces for play and social activation and create a space for biodiversity.

3.0 METHODOLOGY

3.1 GOOD PRACTICE PRINCIPLES

To calculate the ecological value of the pre- and post-development site, the Statutory Biodiversity Metric was utilised, following good practice guidance from Natural England^{1,2}, and joint guidance from CIEEM, IEMA and CIRIA³. The good practice guidelines "provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development". This framework consists of 10 good practice principles which are outlined in Table 3.1.

Table 3.1 Good Practice Principles and Discussion

Good Practice Principle	Discussion
1. Apply the Mitigation Hierarchy	The mitigation hierarchy has been applied to all decision making on site. The removal of some baseline habitats has been unavoidable due to the extension of the building footprints and drainage requirements requiring excavation. As such, compensatory habitats have been provided targeting the same broad habitat categories (grassland and individual trees).
2. Avoid Losing Biodiversity that Cannot be Offset by Gains Elsewhere	No irreplaceable habitats are present on-site pre-development.
3. Be Inclusive and Equitable	All relevant stakeholders have been consulted through the design process. The design team have sought to avoid the loss of trees by offering trees from the site which would otherwise be removed for the local planning authority to transplant.
4. Address Risks	Habitat creation has targeted low delivery risk habitats.
5. Make a Measurable Net Gain Contribution	The assessment measures the change in ecological value of the site robustly using best practice methodology.
6. Achieve the Best Outcomes for Biodiversity	Local ecological expertise and conservation objectives have been consulted when designing ecological enhancement priorities. Furthermore, compensation has sought to deliver habitats equivalent in broad type, of relevance in the urban context of the site.
7. Be Additional	The net gains described in this report would not be delivered in the absence of the proposed development.
8. Create a Net Gain Legacy	The landscaping on site will be designed, where possible, to be climate resilient, including more drought tolerant species and deeper substrate depths for green roofs. The BNG on site will be managed for at least 30 years.

Good Practice Principle	Discussion
9.Optimise Sustainability	Proposals have sought to improve the experience of the site for users by providing habitats with more visual interest, improve drainage on site and deliver other ecosystem service benefits.
10. Be Transparent	All relevant information required to assess this project will be provided to the local planning authority and all relevant stakeholders.

3.2 BIODIVERSITY METRIC

This metric uses Habitat Units (HU), Hedgerow Units (HeU) and Watercourse Units (WU) as a proxy for the ecological value of habitats. The areas of each habitat parcel are measured, with each parcel assigned a 'Distinctiveness', 'Condition' and 'Strategic Significance' score. Distinctiveness is a default score for the habitat classification, representing its inherent ecological value, whereas condition refers to the state each parcel is in relative to predetermined set of criteria outlined in the supplementary Statutory Biodiversity Metric guidance.

Strategic significance draws upon priorities and objectivise within local plans and strategies, and is measured by providing habitats with a score from low to high as follows:

- High - "area/action formally identified within a local plan, strategy or policy";
- Medium - "location ecologically desirable but area/action not identified in local plan, strategy or policy"; and
- Low - " area/action not identified in any local plan, strategy or policy; or no local strategy in place"⁴.

For post-development habitat areas, additional multipliers are applied considering the time taken to reach maturity and difficulty of creation of the habitats, and whether the habitat creation is in a strategically beneficial location.

An assessment of the predicted change in ecological value is undertaken comparing the Hus, HeUs and WUs and assessing percentage change. Changes in broader habitat types (for example, 'Urban', 'Woodland' and 'Grassland' habitats) are also tracked, and trading habitats is discouraged unless specifically targeted within a local strategy. Trading down of habitats is not permitted.

3.3 BASELINE CALCULATION

To calculate pre-development units, data collected during a Preliminary Ecological Appraisal (PEA) undertaken by Greengage on 1st November 2024 was assessed (doc ref: 552559dpMar24FV02_PEA). Areas of each habitat type were taken from the baseline habitat map within QGIS (Appendix A).

To ensure that an accurate condition assessment of the grass lawns could be made, the site was revisited on 2nd May 2024, assessing the grassland using 1m x 1m quadrats to count the species per m² within the grass. 15 quadrats were sampled to ensure adequate coverage of the lawns.

Additionally, to calculate the HUs associated with trees on site, data tables from the BS5837 Tree Survey Report undertaken by LUC were assessed. Tree tables with all relevant tree data is provided in Appendix B. Stem diameters of each tree were used to assign each tree a rating of 'small', 'medium' or 'large', in line with the Statutory Biodiversity Metric User Guide. The rating corresponds to an area value to be used. Default distinctiveness and condition scores are given.

Distinctiveness values were automatically calculated for the site and habitat conditions were assessed both in the field, and retrospectively using site photos.

Strategic significance was assessed by reviewing the Manchester Biodiversity Strategy 2022-2030⁵ and Growing Manchester's Trees: Manchester City Council Tree Planting Capacity Study⁶.

The site is not in an area identified within either strategy document as being of strategic importance, therefore all pre- and post-development habitats have been assigned low strategic significance.

3.4 PROPOSED DEVELOPMENT CALCULATIONS

Landscaping plans provided by LUC were translated into the relevant Statutory Biodiversity Metric habitats classifications based upon planting type, use of planting area and species composition.

Targeted condition scores were assigned by Greengage, using the Statutory Biodiversity Metric habitat condition criteria whilst considering the likely future use and management of each area.

3.5 COMPETENCIES

Daniel Perlaki, who prepared this report, has an undergraduate degree in Ecology (BSc Hons), a Master's degree in Conservation Science and Policy and is a Graduate member of CIEEM. Dan has over 6 years' experience in ecology survey and consultancy.

Mike Harris, who reviewed this report, has a Bachelor's degree in Environmental Biology (BSc Hons), a Natural England Great Crested Newt Licence and Dormouse Licence, is a Chartered Environmentalist (CEnv) and Full member of CIEEM. Mike has over 20 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.

Paul White, who verified this report, has a Bachelor's degree in Marine Biology (BSc Hons), a Natural England Great Crested Newt Licence and Dormouse Licence, and is an Associate member of CIEEM. Paul has over 16 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.

This report was written by Daniel Perlaki, reviewed by Mike Harris and verified by Paul White who confirm in writing (see the QA sheet at the front of this report) that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and

- Avoids invalid, biased and exaggerated statements.

3.6 CONSTRAINTS

The assessment methodology does not incorporate ecological features beyond area and linear based habitats. The potential for the site to support protected species, for example, is not captured by this assessment. As such this report should be read in conjunction with all other ecological reports for the site. The mitigation hierarchy in relation to protected and notable habitats and species must be followed. This report should accordingly be read in conjunction with the PEA and any other appropriate protected species surveys.

The BNG assessment at this stage is predictive in nature. To ensure delivery of BNG, requirements outlined within this report must be adhered to, and a rigorous programme of monitoring and maintenance must be implemented.

4.0 RESULTS

4.1 BASELINE CONDITIONS

The baseline biodiversity value of the site is calculated to be **3.44** HUs. There were no hedgerow or watercourse habitats on site and therefore, no corresponding HeUs and WUs. A breakdown of this calculation is provided in Table 4.1:

Table 4.1 Baseline Biodiversity Units

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Biodiversity Units
Urban	Developed land; sealed surface	0.4024	Very low	N/A	0.00
Urban	Developed land; sealed surface	0.5509	Very low	N/A	0.00
Grassland	Modified grassland	0.5171	Low	Poor	1.03
Urban	Built linear features	0.0014	Very low	N/A	0.00
Individual trees	Urban tree	0.6026*	Medium	Poor	2.41
*Urban trees are not included in the total site area to avoid double counting				TOTAL	3.44

In accordance with Statutory Metric guidance, '**Developed land; sealed surface**' has no condition assessment.

'**Modified grassland**' is the mown amenity lawns, which has a condition score of poor as the habitat failed criterion 1 of the 'grassland low' Statutory Biodiversity Metric condition sheet, which is essential to achieve moderate condition or above. Criteria 1 states that "there must be 6-8 species per m²". An average of four species per m² were recorded during the updated condition survey in May 2024.

'**Urban Trees**' were assessed and given a habitat condition of poor. 45% of trees on site are native (66 of 148 trees), falling below the threshold required for criterion 1. Furthermore, they are all not mature, with the highest age class on site being semi-mature and the majority show signs of adverse impacts from management (i.e. wounds from strimmers). Additionally, owing to the species present on site, the canopies are highly unlikely to maintain >75% of expected

canopy for age as the trees mature. Trees also lack natural ecological niches due to their age and form. The trees pass criteria requiring them to be planted in groups with cohesive canopies and for those canopies to oversail vegetation. The area figure given for urban tree reflects the baseline number of 148 'small' trees on site.

4.2 PROPOSED SITE LAYOUT

Based on masterplan drawings, the proposed development is predicted to provide **4.08** HUs as shown in Table 4.2 and **1.27** HeUs as shown in Table 4.3.

Table 4.2 Post-Development Habitats

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Biodiversity Units
Retained					
Individual trees	Urban trees	0.2565*	Medium	Poor	1.03
Created					
Grassland	Other neutral grassland	0.0919	Medium	Moderate	0.62
Urban	Introduced shrub	0.1035	Low	N/A	0.20
Urban	Bioswale	0.0085	Low	Good	0.03
Urban	Rain garden	0.0286	Low	Good	0.14
Individual trees	Urban tree	0.5456*	Medium	Poor	1.53
Urban	Biodiverse green roof	0.0326	Medium	Moderate	0.15
Heathland and shrub	Mixed scrub	0.0489	Medium	Moderate	0.33
Grassland	Modified grassland	0.0320	Low	Poor	0.06
Urban	Developed land; sealed surface	1.1244	Very low	N/A	0.00
*Urban trees are not included in the total site area to avoid double counting				TOTAL	4.08

Developed land; sealed surface relates to all areas of hardstanding, building and impermeable surfaces within the proposed development design. The habitat has a pre-set condition and does not contribute any biodiversity units to the calculation.

Other neutral grassland describes the proposed wildflower meadow planting across the site, particularly in the habitat areas to the east of Blocks 1 and 2.

Introduced shrub refers to the ornamental feature grasses and ornamental planting mix planting types and has a default condition score.

Bioswale refers to the attenuation pond planting mix in the southeast corner and **rain garden** refers to the rain garden planting mixes in the courtyards around the site.

Biodiverse green roof is provided on the cycle and bin stores on site but could not be accommodated on the buildings due to loading issues on the existing refurbished buildings.

Modified grassland describes the reinforced amenity grass which has been provided in the sports pitch to the west of Block 4.

The 0.2526ha of retained **urban tree** is the 63 retained baseline trees and the 0.5456ha of proposed **urban tree** represents the 134 proposed trees to be planted.

Full condition assessments for baseline and proposed habitats are provided in Appendix C.

Table A.1 Post-development hedgerow habitats

Habitat type	Length (km)	Distinctiveness	Condition	Biodiversity Units
Native hedgerow	0.324	Low	Good	1.27
				1.27

Condition assessment for hedgerow habitats are provided in Appendix C.

5.0 EVALUATION AND DISCUSSION

Under these proposals, the development stands to result in a net gain of **0.63** HUs and **1.27** HeUs from pre-development levels. This corresponds to a total net increase of **18.42%** for HUs, whilst a percentage change for HeUs can't be calculated owing to the baseline score being zero. All trading rules have been satisfied.

The proposals are therefore in compliance with local and national planning policy (see Appendix D) and the BNG mandate which requires a 10% uplift in biodiversity units.

As referenced to in the PEA report, further qualitative ecological enhancement should also be targeted on site through the provision of invertebrate habitat features (such as pollinator posts or bee bricks), bird boxes (such as for swifts, black redstarts and garden birds) and bat boxes, to help protect nationally and locally important species.

Details on habitat enhancement and management to ensure delivery of BNG should be outlined in an Ecological Management Plan (EMP) and detailed landscaping plans, which could be secured through planning condition.

The EMP should provide description of how habitats are to be created and managed for a period of at least 30 years.

6.0 SUMMARY & CONCLUSION

Greengage was commissioned by Empiric (Manchester Victoria Point) Limited to undertake a Biodiversity Net Gain Assessment of a site known as Victoria Point in order to assess the change in ecological value of the site in light of the proposed development.

This report demonstrates that the development proposals will result in a net gain of 0.63 HUs and 1.27 HeUs from pre-development levels. This corresponds to a total net increase of 18.42% for HUs, whilst a percentage change for HeUs can't be calculated owing to the baseline score being zero. Trading rules are satisfied. Therefore the proposals stand to be in compliance with the BNG Mandate which requires a 10% net gain.

This BNGA has been undertaken in May 2024. Any further changes to the design will impact upon the BNG score and the metric will need to be updated to reflect such changes. This also carries forward throughout the entire lifetime of the project, including after planning permission has been granted, in and throughout the construction phase. Habitat condition criteria Appendix C must also be adhered to.

Qualitative ecological enhancement should also be targeted on site through the provision of invertebrate habitat features (such as pollinator posts or bee bricks), bird boxes (such as house sparrow terraces) and bat boxes to help protect nationally and locally important species.

Details on any habitat creation and its ongoing management should be agreed with the Local Planning Authority and described in an EMP (secured by planning condition) for the site. The EMP must provide description of how habitats are to be created, managed and maintained for a period of at least 30 years.

APPENDIX A BASELINE AND POST-DEVELOPMENT HABITAT MAP

VICTORIA POINT

 Red Line Boundary

 Target Notes

HABITATS

Habitats

-  Buildings
-  Built linear features
-  Developed land; sealed surface
-  Modified grassland

Title: Appendix A - UK Habitat Plan

Drawn by: DP
Date: 24/11/2023

Reviewed by: TBC
Date:

Project number: 552559
Sources: OSM, Natural England



VICTORIA POINT

Red Line Boundary

Target Notes

HABITATS

Habitats

Biodiverse green roof

Bioswale

Introduced shrub

Mixed scrub

Modified grassland

Other neutral grassland

Rain garden

Title: Post-development habitat map

Drawn by: DP

Date: 24/11/2023

Reviewed by: TBC

Date:

Project number: 552559

Sources: OSM, Natural England



- LEGEND**
- Existing spot heights
 - Proposed spot heights
 - Proposed fall gradients

- Paving**
- Asphalt concrete
 - Permeable concrete paving - type 1
 - Permeable concrete paving - type 2
 - Permeable concrete paving - type 3
 - Concrete paving - type 4
 - Permeable resin bound gravel - type 1
 - Permeable resin bound gravel - type 2
 - Stepping stones
 - Timber deck
 - Corduroy paving
 - Blister paving
- Kerbs**
- Concrete Kerb
 - Raised Planters Metal Edge
 - Flush Metal Edge

- Structures**
- Proposed Steps, Handrails and Walls
 - Proposed Ramps, Handrails and Walls
 - Retaining Walls
 - Proposed Cycle Shelter

- Boundary**
- Metal Fencing
 - Wall with Railings
 - Metal Double Gate
 - Metal Single Gate

- Furniture**
- Pebble Timber Feature Seating
 - Linear Timber Seating
 - Curved Timber Seating
 - Square Timber Seating
 - Picnic Sets
 - Rectangular Tree Planter - type 1
 - Circular Tree Planter - type 2
 - Tree Grille
 - Litter Bins - TBC
 - Removable bollards
 - Bike Stands
 - Dual EV charging dock

- Lighting**
- Note: Detailed lighting design by M&E Engineer
- Highways Lighting Columns
 - Feature Lighting Columns
 - Lighting Bollards
 - Tree Uplighters
 - Caterpillar Lights

- Soft landscape**
- Existing Trees
 - Existing Trees
 - Proposed Trees
 - Hedge Planting
 - Native Shrub / Scrub Planting
 - Amenity Grass
 - Reinforced Amenity Grass
 - Species Rich Grass
 - Ornamental planting
 - Herb planting
 - Rain garden planting
 - Ornamental feature grasses
 - Green roof to bin / bike stores



PSB	27.03.24	Red line boundary update, Block 6 frontage	KT	CO	CO
PSB	07.03.24	Update	KT	CO	CO
PSB	27.02.24	Issue to project team	KT	CO	CO
PSB	07.02.24	Issue to project team	KT	CO	CO
PSB	31.01.24	Issue to project team	KT	CO	CO
PSB	30.01.24	Issue to project team	KT	CO	CO
PSB	18.01.24	Draft issue to project team	JH	CO	CO
PSB	04.01.24	Draft issue to project team	KT	CO	CO
PSB	04.12.23	Draft issue to Ecology Consultant	KT	CO	CO

Rev Date Description Dwn Ck App

Scale 1:100

Do not scale from this drawing
All dimensions are to be verified on site
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Project
Victoria Point

Client
Empiric Limited

LUC Job Nr
12355

Scale @A2
1:500

Status
Planning

Drawing Title
Landscape GA Plan

Drawing Nr
12355-LUC-XX-00-DR-L-0100

Rev
P09

APPENDIX B TREE TABLES

BS5837 Report

Empiric Student Properties

Victoria Point

Ref.	Species	Num. Stems	Height	Stem diameter(s) (mm)	Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T001	Bird Cherry (<i>Prunus padus</i>)	1	6	140	N:2 E:2 S:2 W:1	1.5	Early Mature	40+ Years	Good	Good	Crown raised in past. Western canopy merging into neighbouring tree.	No action required.	B1	9
T002	Italian Alder (<i>Alnus cordata</i>)	1	9.5	230	N:2.5 E:2.5 S:2.5 W:2.5	1.5	Semi Mature	40+ Years	Good	Good	Small wounds from removed branches. Canopy touching neighbouring trees.	No action required.	B1	25
T003	Hornbeam (<i>Carpinus betulus</i>)	1	4	90	N:2 E:1.5 S:1.5 W:0.5	2	Semi Mature	40+ Years	Good	Good	Canopy partly suppressed by neighbouring tree.	No action required.	C1	4
T004	Cornelian Cherry (<i>Cornus mas</i>)	1	4	80	N:0.5 E:0.5 S:1 W:1	1.5	Early Mature	20+ Years	Good	Good	Suckering growth from base.	No action required.	C1	3
T005	Cherry (<i>Prunus</i> sp. 'Cherry')	1	4	160	N:1.5 E:1.5 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Previously crown raised with wounds occluding.	No action required.	B1	11
T006	Hornbeam (<i>Carpinus betulus</i>)	1	6	160	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Multi stemmed at approx.2m. Minor bleed to stem.	No action required.	B1	11
T007	Cornelian Cherry (<i>Cornus mas</i>)	1	4	70	N:1.5 E:1.5 S:1.5 W:1.5	1.5	Early Mature	20+ Years	Good	Good	Suckering growth at the base.	No action required.	C1	2
T008	Crab Apple (<i>Malus sylvestris</i>)	1	6	100	N:2 E:2 S:2 W:2	3	Semi Mature	40+ Years	Good	Good	Fairly young tree. Multi stemmed at approx.2m	No action required.	B1	5
T009	Hornbeam (<i>Carpinus betulus</i>)	1	6.5	140	N:1 E:1.5 S:1 W:1.5	0.5	Semi Mature	40+ Years	Good	Good	Strimmer damage to stem. 0.5m clearance from building. Planted to close to building. Tight unions	No action required.	C1	9
T010	Hornbeam (<i>Carpinus betulus</i>)	1	6	170	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	Damage from stake. Volcano planting around base of stem. Planted too close to building with 0.5m canopy clearance.	No action required.	C1	13
T011	Hornbeam (<i>Carpinus betulus</i>)	1	8	120	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	20+ Years	Fair	Fair	Damage from stake and tie. Volcano planting. Tight unions. 1m clearance from building	No action required.	C1	6

Ref.	Species	Num. Stems	Height	Stem diameter(s) (mm)	Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T012	Cornelian Cherry (<i>Cornus mas</i>)	1	3.5	70	N:1 E:0.5 S:1 W:1	0	Early Mature	20+ Years	Fair	Fair	No visible defects	No action required.	C1	2
T013	Cornelian Cherry (<i>Cornus mas</i>)	1	3.5	70	N:0.5 E:0.5 S:0.5 W:0.5	2	Early Mature	20+ Years	Fair	Fair	Crown raised in the past with wounds occluding.	No action required.	C1	2
T014	Cherry (<i>Prunus sp.</i> 'Cherry')	1	5	170	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Fair	Evidence of root ball edge. Volcano planting at base of stem.	No action required.	B1	13
T015	Scots Pine (<i>Pinus sylvestris</i>)	1	4.5	150	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Constriction where tree tie used to be has left indent upon tree.	No action required.	C1	10
T016	Cornelian Cherry (<i>Cornus mas</i>)	1	3	90	N:1 E:1 S:2 W:1	0	Early Mature	20+ Years	Fair	Good	No visible defects	No action required.	C1	4
T017	Paper Birch (<i>Betula papyrifera</i>)	1	10	150	N:3 E:3 S:3 W:3	3	Semi Mature	40+ Years	Fair	Good	Loss of leader created biased canopy. Limited canopy.	No action required.	C1	10
T018	Bird Cherry (<i>Prunus padus</i>)	1	7	150	N:3 E:3 S:3 W:3	0	Semi Mature	40+ Years	Good	Good	Multi stemmed from base. Suckering growth.	No action required.	B1	10
T019	Norway Maple (<i>Acer platanoides</i>)	1	6	140	N:3 E:3 S:3 W:3	3	Semi Mature	40+ Years	Good	Fair	Stake still remaining at base.	No action required.	B1	9
T020	Cherry (<i>Prunus sp.</i> 'Cherry')	1	5	100	N:1.5 E:1.5 S:1.5 W:1.5	3	Semi Mature	40+ Years	Good	Fair	No visible defects.	No action required.	B1	5
T021	Hornbeam (<i>Carpinus betulus</i>)	1	4	130	N:0.5 E:1.5 S:1 W:0.5	2	Semi Mature	20+ Years	Fair	Fair	Stake still attached damaging stem. Temporary building affecting canopy.	No action required.	C1	8
T022	Hornbeam (<i>Carpinus betulus</i>)	1	6	110	N:1.5 E:1.5 S:1 W:1.5	2	Semi Mature	20+ Years	Fair	Fair	Stake still attached damaging stem and between branches. Temporary building affecting canopy.	No action required.	C1	5
T023	Norway Maple (<i>Acer platanoides</i>)	1	5.5	120	N:2 E:2 S:2 W:2	2.5	Semi Mature	40+ Years	Good	Good	No visible defects.	No action required.	B1	6
T024	Norway Maple (<i>Acer platanoides</i>)	1	5.5	120	N:2 E:2 S:2 W:2	2.5	Semi Mature	40+ Years	Good	Good	Minor strimmer damage to base of stem.	No action required.	B1	6

Ref.	Species	Num. Stems	Height	Stem diameter(s) (mm)	Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T025	Norway Maple (<i>Acer platanoides</i>)	1	5.5	120	N:2 E:2 S:2 W:2	2.5	Semi Mature	40+ Years	Good	Good	No visible defects.	No action required.	B1	6
T026	Poplar (<i>Populus sp.</i>)	1	9	270	N:3 E:3 S:4 W:3	2	Semi Mature	40+ Years	Fair	Fair	Crown raised in the past.	No action required.	B1	32
T027	Poplar (<i>Populus sp.</i>)	1	11	270	N:3 E:3 S:4 W:3	2	Semi Mature	40+ Years	Fair	Fair	Suckering growth at base. To close to building.	No action required.	C1	32
T028	Poplar (<i>Populus sp.</i>)	1	7	170	N:3 E:3 S:1 W:3	2	Semi Mature	40+ Years	Fair	Fair	Suckering growth at base.	No action required.	C1	13
T029	Poplar (<i>Populus sp.</i>)	1	9	270	N:3 E:1 S:3 W:3	2	Semi Mature	40+ Years	Fair	Fair	Crown raised in the past.	No action required.	B1	32
T030	Sorbus (<i>Sorbus sp.</i>)	1	3.5	90	N:0.5 E:0.5 S:0.5 W:0.5	2	Young	20+ Years	Fair	Fair	Strimmer damage to stem. Loss of leader.	No action required.	C1,3	4
T031	Norway Maple (<i>Acer platanoides</i>)	1	5	100	N:2 E:2 S:2 W:2	2	Semi Mature	20+ Years	Fair	Poor	Damage to stem from tree tie caused wound and constriction.	No action required.	C1	5
T032	Poplar (<i>Populus sp.</i>)	1	8	250	N:2.5 E:2.5 S:2.5 W:2.5	2	Semi Mature	40+ Years	Fair	Fair	Suckering growth removed. Over ground rooting present.	No action required.	C1	28
T033	Hawthorn (<i>Crataegus sp.</i>)	1	3.5	70	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	C1	2
T034	Cornelian Cherry (<i>Cornus mas</i>)	1	3.5	70	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	C1	2
T035	Apple (<i>Malus sp.</i>)	1	7	130	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Suckering growth removed at base, stubs remaining.	No action required.	B1	8
T036	Common Alder (<i>Alnus glutinosa</i>)	1	4	70	N:0 E:0 S:0 W:0	0	Dead	Dead	Dead	Dead	Dead standing stem.	Fell	U	0
T037	Crab Apple (<i>Malus sylvestris</i>)	1	4.5	100	N:0.5 E:0.5 S:0.5 W:0.5	1	Semi Mature	40+ Years	Fair	Fair	Wounds to stem from loss of branches. Crown raised in the the past.	No action required.	B1	5

Ref.	Species	Num. Stems	Height	Stem diameter(s) (mm)	Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T038	Oak (<i>Quercus sp.</i>)	1	7	150	N:3 E:3.5 S:4 W:3.5	1.5	Semi Mature	40+ Years	Good	Good	Growing in planting pit. Low canopy over path.	No action required.	B1	10
T039	Common Hawthorn (<i>Crataegus monogyna</i>)	1	3.5	100	N:1.5 E:1.5 S:1.5 W:1.5	1.5	Semi Mature	40+ Years	Fair	Fair	Stake still remaining. Suckering growth.	No action required.	C1	5
T040	Norway Maple (<i>Acer platanoides</i>)	1	4	70	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Semi Mature	20+ Years	Fair	Fair	No visible defects.	No action required.	C1	2
T041	Cherry (<i>Prunus sp.</i> 'Cherry')	1	4.5	80	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects.	No action required.	C1	3
T042	Common Alder (<i>Alnus glutinosa</i>)	1	10	190	N:2.5 E:2.5 S:2.5 W:2.5	2	Early Mature	40+ Years	Fair	Good	No visible defects.	No action required.	B1	17
T043	Bird Cherry (<i>Prunus padus</i>)	1	9	150	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	Tree tie occluded into stem.	No action required.	B1	10
T044	Rowan (<i>Sorbus aucuparia</i>)	1	4.5	80	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Fair	Stake at base. Damage to stem from stake. Crown raised in the past.	No action required.	C1	3
T045	Bird Cherry (<i>Prunus padus</i>)	4	3.5	4 stems: 80(avg)	N:0.5 E:0.5 S:0.5 W:0.5	0	Semi Mature	40+ Years	Fair	Fair	Poor form. Previously crown raised.	No action required.	C1	11
T046	Common Alder (<i>Alnus glutinosa</i>)	1	10	220	N:3.5 E:3.5 S:3.5 W:3.5	2	Early Mature	40+ Years	Good	Fair	Still in leaf, crown raised in the past.	No action required.	B1	21
T047	Crab Apple (<i>Malus sylvestris</i>)	1	6	80	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	20+ Years	Fair	Fair	Strimmer wound to stem and bark wound loss of bark.	No action required.	C1	3
T048	Cherry (<i>Prunus sp.</i> 'Cherry')	1	4	120	N:1.5 E:1.5 S:0.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	6
T049	Bird Cherry (<i>Prunus padus</i>)	1	3	60	N:1 E:1 S:1 W:1	0	Young	20+ Years	Fair	Fair	Growing on slope with suckering growth.	No action required.	C1	2
T050	Cornelian Cherry (<i>Cornus mas</i>)	1	4	80	N:1.5 E:1.5 S:1.5 W:1.5	0	Semi Mature	40+ Years	Fair	Fair	Tree stake and tie has caused damage and are still present.	No action required.	C1	3

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T051	Poplar (<i>Populus sp.</i>)	1	9	260	N:3 E:3 S:3 W:3	0	Semi Mature	40+ Years	Fair	Fair	Stake still remaining	No action required.	C1	30
T052	Norway Maple (<i>Acer platanoides</i>)	2	2.5	2 stems: 40(avg)	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Young	40+ Years	Fair	Fair	No visible defects	No action required.	C1	2
T053	Bird Cherry (<i>Prunus padus</i>)	1	9	140	N:1.5 E:1.5 S:1.5 W:1.5	2	Early Mature	40+ Years	Good	Good	Strimmer damage to base wound to stem. Lower canopy has been pruned.	No action required.	B1	9
T054	Bird Cherry (<i>Prunus padus</i>)	1	2.5	50	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Young	20+ Years	Fair	Poor	Wound to stem resulting in loss of part of stem. Strimmer damage. Damage from stake and tie. Root ball is unstable, reduced stability of tree.	No action required.	C1	1
T055	Cornelian Cherry (<i>Cornus mas</i>)	1	4	50	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Semi Mature	40+ Years	Good	Fair	Minor damage to stem from tree tie. Suckering growth has been removed.	No action required.	C1	1
T056	Norway Maple (<i>Acer platanoides</i>)	1	4.5	80	N:1.5 E:1.5 S:1.5 W:1.5	2.5	Semi Mature	40+ Years	Fair	Fair	No visible defects	No action required.	C1	3
T057	Prunus (<i>Prunus sp.</i>)	1	2.5	30	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Young	20+ Years	Fair	Fair	No visible defects	No action required.	C1	1
T058	Cornelian Cherry (<i>Cornus mas</i>)	1	4	80	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	20+ Years	Good	Fair	No visible defects	No action required.	C1	3
T059	Bird Cherry (<i>Prunus padus</i>)	1	4.5	90	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	40+ Years	Good	Fair	Canopy touching neighbouring tree	No action required.	B1	4
T060	Oak (<i>Quercus sp.</i>)	1	10	180	N:3 E:3 S:3 W:3	2	Semi Mature	50+ Years	Good	Good	Minor bleed at base	No action required.	B1	15
T061	Alder (<i>Alnus sp.</i>)	1	12	220	N:3.5 E:3.5 S:3.5 W:3.5	2	Semi Mature	40+ Years	Good	Good	Tie embedded into trunk.	No action required.	B1	21
T062	Alder (<i>Alnus sp.</i>)	1	12	240	N:3.5 E:3.5 S:3.5 W:3.5	2	Semi Mature	40+ Years	Good	Good	Canopy almost touching building.	No action required.	B1	26
T063	Rowan (<i>Sorbus aucuparia</i>)	3	6	3 stems: 60(avg)	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Semi Mature	40+ Years	Fair	Fair	Trifurcate at 0.5m	No action required.	C1	5

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T064	Sorbus (<i>Sorbus sp.</i>)	2	3.5	2 stems: 60(avg)	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Semi Mature	40+ Years	Fair	Fair	Bifurcate at 0.5m	No action required.	C1	3
T065	Apple (<i>Malus sp.</i>)	1	11	180	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Small bark wound	No action required.	B1	15
T066	Crab Apple (<i>Malus sylvestris</i>)	1	4	80	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	40+ Years	Fair	Fair	Strimmer damage	No action required.	C1	3
T067	Hornbeam (<i>Carpinus betulus</i>)	1	5	90	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Damage from stake and tie.	No action required.	B1	4
T068	Hornbeam (<i>Carpinus betulus</i>)	1	3.5	80	N:1.5 E:1.5 S:1.5 W:1.5	2	Young	40+ Years	Good	Fair	Strimmer damage to base of stem.	No action required.	C1	3
T069	Pine (<i>Pinus sp.</i>)	1	3.5	120	N:1.5 E:1 S:1.5 W:1.5	1	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	6
T070	Oak (<i>Quercus sp.</i>)	1	6.5	190	N:2.5 E:2.5 S:2.5 W:2.5	1	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	17
T071	Sorbus (<i>Sorbus sp.</i>)	1	4.5	110	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	Small broken branch	No action required.	C1	5
T072	Bird Cherry (<i>Prunus padus</i>)	5	3	5 stems: 30(avg)	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Semi Mature	40+ Years	Fair	Fair	Suckering at base	No action required.	C1	2
T073	Cornelian Cherry (<i>Cornus mas</i>)	1	3.5	80	N:2 E:2 S:2 W:2	0	Semi Mature	40+ Years	Fair	Fair	Damage from stake and tie	No action required.	C1	3
T074	Alder (<i>Alnus sp.</i>)	1	12	270	N:3 E:3 S:3 W:3	0	Semi Mature	40+ Years	Good	Fair	Damage from stake to stem. Soil level raised around base. Alder beetle present. Exposed roots. Canopy touching ground.	No action required.	B1	32
T075	Cherry (<i>Prunus sp.</i> 'Cherry')	1	6	190	N:3.5 E:3 S:2.5 W:3.5	2	Semi Mature	40+ Years	Good	Good	Exposed roots. Canopy almost touching building	No action required.	B1	17
T076	Cherry (<i>Prunus sp.</i> 'Cherry')	1	5.5	150	N:3 E:2.5 S:2.5 W:2.5	1	Semi Mature	40+ Years	Good	Good	Damage from stake	No action required.	B1	10

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T077	Hornbeam (<i>Carpinus betulus</i>)	1	3.5	110	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	20+ Years	Fair	Fair	Lesion from base to 2m of stem affecting a third of the circumference of stem. Column of dead wood with Saprotopic fungus evident on deadwood.	No action required.	C1	5
T078	Alder (<i>Alnus sp.</i>)	1	5	80	N:1 E:1 S:1 W:1.5	0.5	Semi Mature	40+ Years	Fair	Fair	Suckering at base	No action required.	C1	3
T079	Crab Apple (<i>Malus sylvestris</i>)	1	4	90	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	40+ Years	Fair	Fair	Strimmer damage and lose of bark at approximately 2m	No action required.	C1	4
T080	Hornbeam (<i>Carpinus betulus</i>)	1	4	90	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Fair	Fair	Rubbing from stake	No action required.	C1	4
T081	Hornbeam (<i>Carpinus betulus</i>)	1	4	90	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Fair	Fair	Rubbing from stake	No action required.	C1	4
T082	Alder (<i>Alnus sp.</i>)	1	2.5	50	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Semi Mature	10+ Years	Fair	Poor	Loss of leader within the canopy.	No action required.	C1	1
T083	Apple (<i>Malus sp.</i>)	1	6.5	120	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	6
T084	Sorbus (<i>Sorbus sp.</i>)	1	3.5	70	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Semi Mature	20+ Years	Good	Fair	Loss of leader. Strimmer damage	No action required.	C1	2
T085	Bird Cherry (<i>Prunus padus</i>)	1	4	70	N:1 E:1 S:1 W:1	1	Semi Mature	20+ Years	Good	Fair	Strimmer damage to base of stem.	No action required.	C1	2
T086	Sorbus (<i>Sorbus sp.</i>)	1	4	70	N:1 E:1 S:1 W:1	2.5	Semi Mature	20+ Years	Good	Fair	Strimmer damage to base of stem.	No action required.	C1	2
T087	Cornelian Cherry (<i>Cornus mas</i>)	1	4	70	N:2 E:1 S:1 W:1	1	Semi Mature	40+ Years	Good	Good	Suckering at base of stem.	No action required.	C1	2
T088	Oak (<i>Quercus sp.</i>)	1	6.5	120	N:4 E:4 S:4 W:4	2	Semi Mature	40+ Years	Good	Good	Damage from rubbing of stake and tie	No action required.	B1	6
T089	Cornelian Cherry (<i>Cornus mas</i>)	1	4	70	N:1 E:1.5 S:1 W:1.5	0.5	Semi Mature	40+ Years	Fair	Fair	Damage from stake and tie	No action required.	C1	2

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T090	Alder (<i>Alnus sp.</i>)	1	14	260	N:3.5 E:3 S:1.5 W:3	1	Semi Mature	20+ Years	Good	Good	Wound from stake creating bulging to stem. Canopy touching wall and building. Too big for location	No action required.	B1	30
T091	Sorbus (<i>Sorbus sp.</i>)	2	5	2 stems: 150(avg)	N:1 E:2 S:2 W:2	2	Semi Mature	20+ Years	Good	Fair	Bifurcated at 0.5m. Lesion to stem at approx 0.5m from base. 3x3cm wound	No action required.	C1	20
T092	Alder (<i>Alnus sp.</i>)	1	12	240	N:3 E:4 S:4 W:4	0.5	Early Mature	40+ Years	Good	Good	Lesion to stem. Low growing canopy over path	No action required.	B1	26
T093	Alder (<i>Alnus sp.</i>)	1	12	240	N:3 E:4 S:4 W:4	0.5	Early Mature	40+ Years	Good	Good	Lesion to stem. Low growing canopy over path	No action required.	B1	26
T094	Hawthorn (<i>Crataegus sp.</i>)	2	3	2 stems: 50(avg)	N:2 E:2 S:2 W:2	0.5	Semi Mature	40+ Years	Fair	Fair	Twin stemmed at base	No action required.	C1	3
T095	Crab Apple (<i>Malus sylvestris</i>)	1	3	70	N:0.5 E:0.5 S:0.5 W:0.5	1	Semi Mature	40+ Years	Good	Fair	Deadwood in centre of canopy, minor	No action required.	C1	2
T096	Bird Cherry (<i>Prunus padus</i>)	1	5.5	190	N:2.5 E:2.5 S:2.5 W:2	2	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	17
T097	Sycamore (<i>Acer pseudoplatanus</i>)	1	6	140	N:2.5 E:3 S:2.5 W:3	0.5	Semi Mature	40+ Years	1Good	Good	Stake remaining. Low growing canopy over path	No action required.	B1	9
T098	Poplar (<i>Populus sp.</i>)	1	7	200	N:3 E:3 S:3 W:3	0.5	Early Mature	20+ Years	Fair	Fair	Lesion to stem from stake. Low growing canopy	No action required.	B1	18
T099	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	1	7	70	N:0.5 E:0.5 S:0.5 W:1.5	0.5	Young	20+ Years	Fair	Fair	Rubbing from stake	No action required.	C1	2
T100	Sycamore (<i>Acer pseudoplatanus</i>)	1	7	140	N:1.5 E:2.5 S:2.5 W:3	0.5	Semi Mature	40+ Years	Good	Good	Stake remaining. Low growing canopy over path	No action required.	B1	9
T101	Cornelian Cherry (<i>Cornus mas</i>)	1	3.5	80	N:2 E:1.5 S:2 W:2	0.5	Semi Mature	40+ Years	Good	Fair	Suckering growth to base of stem.	No action required.	C1	3
T102	Poplar (<i>Populus sp.</i>)	1	11	250	N:3 E:3 S:3 W:3	0	Early Mature	20+ Years	Good	Fair	No visible defects	No action required.	B1	28

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T103	Hawthorn (<i>Crataegus sp.</i>)	1	3.5	100	N:2 E:2 S:2 W:2	1	Semi Mature	40+ Years	Good	Fair	Suckering growth to base of stem.	No action required.	C1	5
T104	Rowan (<i>Sorbus aucuparia</i>)	1	7	110	N:1.5 E:1.5 S:1.5 W:1	1	Semi Mature	20+ Years	Fair	Fair	Damage to stem at approx 1m.	No action required.	B1	5
T105	Cornelian Cherry (<i>Cornus mas</i>)	1	4	70	N:1.5 E:1.5 S:1.5 W:1.5	0.5	Semi Mature	40+ Years	Good	Good	Historical damage from stake and tie.	No action required.	B1	2
T106	Cherry (<i>Prunus sp.</i> 'Cherry')	1	4.5	160	N:2 E:1.5 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Minor bleed to stem	No action required.	B1	11
T107	Alder (<i>Alnus sp.</i>)	1	12	220	N:3 E:3 S:2.5 W:2.5	0.5	Semi Mature	40+ Years	Good	Good	Canopy hanging low over path	No action required.	B1	21
T108	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	1	6	110	N:1.5 E:1.5 S:2 W:2	1.5	Semi Mature	40+ Years	Good	Good	Damage from stake and tie.	No action required.	B1	5
T109	Crab Apple (<i>Malus sylvestris</i>)	1	5.5	100	N:1 E:1 S:1 W:1	2.5	Semi Mature	40+ Years	Good	Good	Strimmer damage to base of stem.	No action required.	C1	5
T110	Oak (<i>Quercus sp.</i>)	1	5.5	90	N:1.5 E:1.5 S:1.5 W:1	1	Young	40+ Years	Good	Good	No visible defects	No action required.	C1	4
T111	Sycamore (<i>Acer pseudoplatanus</i>)	1	7	120	N:2 E:2 S:2 W:2	0.5	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	6
T112	Sycamore (<i>Acer pseudoplatanus</i>)	1	7	140	N:2 E:2 S:2 W:2.5	0.5	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	9
T113	Alder (<i>Alnus sp.</i>)	1	8	150	N:2 E:2 S:2 W:2	0.5	Semi Mature	40+ Years	Good	Good	Fluting of base.	No action required.	B1	10
T114	Bird Cherry (<i>Prunus padus</i>)	1	4	80	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	40+ Years	Fair	Good	Snapped branch within the canopy. Small wounds at unions with loss of bark.	No action required.	C1	3
T115	Rowan (<i>Sorbus aucuparia</i>)	1	4	80	N:1 E:1 S:1 W:1	1	Semi Mature	40+ Years	Good	Fair	Stake and tied causing damage to stem	No action required.	C1	3

Ref.	Species	Num. Stems	Height	Stem diameter(s) (mm)	Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T116	Poplar (<i>Populus sp.</i>)	1	9	250	N:3 E:3 S:3 W:3	0.5	Early Mature	40+ Years	Good	Good	Suckering at base	No action required.	B1	28
T117	Bird Cherry (<i>Prunus padus</i>)	1	5.5	100	N:2 E:2 S:2 W:2	1.5	Semi Mature	40+ Years	Good	Good	No visible defects.	No action required.	C1	5
T118	Sycamore (<i>Acer pseudoplatanus</i>)	1	5	110	N:1.5 E:1.5 S:1.5 W:1.5	1	Semi Mature	40+ Years	Good	Good	No visible defects.	No action required.	C1	5
T119	Sycamore (<i>Acer pseudoplatanus</i>)	1	5	80	N:1.5 E:1.5 S:1.5 W:1.5	1	Semi Mature	40+ Years	Good	Good	Damage from tight tree tie	No action required.	C1	3
T120	Poplar (<i>Populus sp.</i>)	1	6	200	N:2 E:3 S:3 W:2	0.5	Early Mature	40+ Years	Good	Fair	Damage on stem from tree tie	No action required.	B1	18
T121	Sorbus (<i>Sorbus sp.</i>)	1	3	70	N:0.5 E:0.5 S:1 W:1	1	Semi Mature	20+ Years	Good	Fair	Stake needs removing.	Tree stake requires removal.	C1	2
T122	Hornbeam (<i>Carpinus betulus</i>)	1	3	80	N:2 E:2 S:2 W:1.5	2	Semi Mature	40+ Years	Good	Good	Stake and tie damaging stem. Strimmer damage old and occluded	No action required.	C1	3
T123	Sycamore (<i>Acer pseudoplatanus</i>)	1	7	170	N:2 E:2.5 S:2 W:2	1.5	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	13
T124	Cornelian Cherry (<i>Cornus mas</i>)	1	3.5	80	N:1.5 E:1.5 S:1.5 W:1.5	0	Semi Mature	40+ Years	Good	Fair	Suckering at base of stem.	No action required.	C1	3
T125	Pine (<i>Pinus sp.</i>)	1	6.5	170	N:2 E:2 S:2.5 W:2	2	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1	13
T126	Cherry (<i>Prunus sp.</i> 'Cherry')	1	5	160	N:2.5 E:2.5 S:2.5 W:2	2	Semi Mature	40+ Years	Good	Good	No visible defects.	No action required.	B1	11
T127	Sorbus (<i>Sorbus sp.</i>)	1	3	10	N:1 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Fair	Good	Minor strimmer damage.	No action required.	B1	0
T128	Oak (<i>Quercus sp.</i>)	1	9	190	N:3 E:3 S:3 W:3		Semi Mature	40+ Years	Good	Good	Branches touching wall. No visible defects.	No action required.	B1	17

Ref.	Species	Num. Stems	Height	Stem diameter(s) (mm)	Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T129	Rowan (<i>Sorbus aucuparia</i>)	1	4	80	N:0.5 E:0.5 S:1 W:0.5	2	Semi Mature	20+ Years	Good	Poor	Reduction in rootball stability	No action required.	C1	3
T130	Cherry (<i>Prunus sp.</i> 'Cherry')	1	5	170	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Evidence of soil disturbance by vehicles and compaction of soil.	No action required.	B1	13
T131	Poplar (<i>Populus sp.</i>)	1	10	230	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with some exposed roots.	No action required.	B1	25
T132	Poplar (<i>Populus sp.</i>)	1	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with some exposed roots. Previously reduced from building to south.	No action required.	B1	30
T133	Poplar (<i>Populus sp.</i>)	1	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with some exposed roots.	No action required.	B1	30
T134	Poplar (<i>Populus sp.</i>)	1	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with some exposed roots.	No action required.	B1	30
T135	Poplar (<i>Populus sp.</i>)	1	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac and exposed roots.	No action required.	B1	30
T136	Poplar (<i>Populus sp.</i>)	1	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with exposed roots.	No action required.	B1	30
T137	Poplar (<i>Populus sp.</i>)	1	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac and exposed roots.	No action required.	B1	30
T138	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	1	7	130	N:0.5 E:0.5 S:1.5 W:0.5	2	Semi Mature	20+ Years	Fair	Fair	Growing within planting pit reduced lower canopy.	No action required.	B1	8
T139	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	1	6	130	N:0.5 E:0.5 S:1.5 W:0.5	2	Semi Mature	20+ Years	Fair	Fair	Growing within planting pit reduced lower canopy.	No action required.	B1	8
T140	Norway Maple (<i>Acer platanoides</i>)	1	25	140	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Reduced inspection of base due to undergrowth. Tight unions.	No action required.	B1	9
T141	Hornbeam (<i>Carpinus betulus</i>)	1	5	140	N:1.5 E:1.5 S:1.5 W:1.5	1	Semi Mature	40+ Years	Good	Fair	Crown raised in the past.	No action required.	B1	9

Ref.	Species	Num. Stems	Height	Stem diameter(s) (mm)	Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T142	Indian bean tree (<i>Catalpa bignonioides</i>)	1	4	90	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	No action required.	B1,2	4
T143	Norway Maple (<i>Acer platanoides</i>)	1	5	110	N:1.5 E:1.5 S:0.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Stake rubbing on stem. Growing within planting pit.	No action required.	B1	5
T144	Norway Maple (<i>Acer platanoides</i>)	1	5	110	N:1.5 E:1.5 S:0.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Growing within planting pit.	No action required.	B1	5
T145	Norway Maple (<i>Acer platanoides</i>)	1	5	110	N:1.5 E:1.5 S:0.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Stake rubbing on stem. Growing within planting pit.	No action required.	B1	5
T146	Norway Maple (<i>Acer platanoides</i>)	1	7	210	N:2.5 E:2.5 S:2.5 W:2.5	2	Semi Mature	40+ Years	Good	Fair	Growing within planting pit.	No action required.	B1	20
T147	Norway Maple (<i>Acer platanoides</i>)	1	7	210	N:2.5 E:2.5 S:2.5 W:2.5	2	Semi Mature	40+ Years	Good	Fair	Growing within planting pit.	No action required.	B1	20
T149	Common Lime (<i>Tilia x vulgaris</i>)	1	7	260	N:1.5 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Good	Growing within planting pit.	No action required.	B1	30

APPENDIX C CONDITION ASSESSMENTS

C.1 PRE-DEVELOPMENT

Condition assessment for modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Average of 4 species per m ² recorded in May 2024.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Sward height is universally kept very short <20cm
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	No scrub present within modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	No physical damage recorded
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground is low as no erosion present
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken recorded
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No INNS recorded
Essential criterion achieved (Yes or No)			No
Number of criteria passed			N/A

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	x

Condition assessment for urban trees

Condition Assessment Criteria		Criteria passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	60% of existing trees are non-native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Trees are planted in groups with continuous canopies
C	The tree is mature (or more than 50% within the block are mature).	No	All trees are relatively young
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.	No	Many trees feature wounds and damage from mowing. Furthermore, species planted on site are too large for the situation and canopy conflict is common, and most trees will not reach full canopy size
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Trees are insufficient in size to possess such features
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees are all planted within modified grassland habitat
Number of criteria passed		2	

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

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	x

C.2 POST DEVELOPMENT

Condition assessment for Other neutral grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Design will seek to mimic mg6 grassland with suite of indicator species
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.	Yes	Sward length will be varied with mowing of grass nearest to footpaths and allowed to grow longer where bordering scrub
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	Bare ground will be oversown with suitable seed mix to infill
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	No bracken present on site

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
E	Combined cover of species indicative of suboptimal condition³ 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.	Yes	Undesirable species will be removed
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Can't be guaranteed at this time, however this is considered achievable, which would further improve the BNG score.
Number of criteria passed		5	Moderate

Condition assessment for Rain garden

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	Habitat contains a mix of herbaceous and shrub species to provide varied habitat structure in addition to areas of bare ground
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species	Yes	Species mix includes diverse array of flowering species of

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
	providing nectar sources for a range of invertebrates at different times of year.		value for pollinators at different times of year
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	Yes	No INNS anticipated and they will be removed if identified
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/√	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	✓	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 3 core criteria.	Poor (1)		

Condition assessment for Bioswale

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	Habitat contains a mix of herbaceous and shrub species to provide varied habitat structure in addition to areas of bare ground
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	Species mix includes diverse array of flowering species of value for pollinators at different times of year
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	No INNS anticipated and they will be removed if identified
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.	Yes	Only species of noted value for pollinators with low risk of invasibility will be included
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Yes	Planting specifically designed for regular inundation

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Results for Bioswale and SuDS:		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	✓
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 2 or fewer of 5 criteria.	Poor (1)	

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	Proposed species mix is predominantly non-native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Trees are planted within groups with cohesive canopies
C	The tree is mature (or more than 50% within the block are mature).	No	Whilst trees will be protected throughout the lifetime of the project, it is unlikely that >50% will reach full maturity within the time-to-target creation

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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.	No	Damage from grassland maintenance is still possible, though efforts will be made to prevent
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Features unlikely to develop as they will be taken as signs of poor health
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees are planted within areas of soft landscaping
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	

Condition assessment for Biodiverse green roof

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing	No	Roof areas will likely include a mix of low-lying herbaceous

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
	opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.		species due to the harsh conditions present on roofs, therefore habitat unlikely to be varied in structure
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	Species mix will seek to include broad flowering window
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ .	Yes	INNS will be removed whenever encountered
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.	Yes	Roof will feature varied substrate depth and be enhanced with other habitat features

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)		
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	✓	
• Passes 0 or 1 of 4 criteria.	Poor (1)		

Condition assessment for Mixed scrub

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab	Yes	Species mix is diverse and native, and will be maintained so that no

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
	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> (only in its restricted native range), or box <i>Buxus sempervirens</i>, which can be up to 100% cover).		single species comprises more than 75% of cover.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	Age class at the time of planting will be uniform.
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA5) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	INNS will be removed whenever encountered
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	Scrub transitions into Other neutral grassland which features varied sward height
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Habitat is insufficient in

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
			size to possess glades or rides
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		

Condition assessment for Modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No	Not likely to be achieved due to use of habitat as playing field
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Sward height likely to be uniformly kept short
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	Yes	Scrub will be removed due to use of area as sports field

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	Owing to use of area as sports field, erosion from footfall possible
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	Possible for cover of bare ground to exceed
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present on site
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA4).	Yes	INNS will be removed
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing	Moderate (2)		

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
essential criterion A			
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	

Condition assessment for Native hedgerow

Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
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.	Yes	Hedgerow will be maintained >1.5m
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.	No	Owing to space requirements, it is unlikely to be wider than 1.5m

Hedgerow favourable condition attributes					
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	Will be maintained as such
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).	Yes	Will be maintained as such
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.	Yes	Hedgerow on inside of site will feature species rich grassland and native scrub for >1m

Hedgerow favourable condition attributes					
C 2.	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 <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 20% cover threshold.	Yes	Undesirable species will be removed when encountered
D1 .	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes).	Yes	INNS will be removed when encountered
D 2.	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).	Yes	Unlikely to occur due to adjacent land uses
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	✓	

Hedgerow favourable condition attributes					
Moderate	No more than 4 failures in total; AND Does not fail both attributes 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 Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1			
Score achieved:		3	Good		

APPENDIX D LEGISLATION AND POLICY

D.1 LEGISLATION

The Environment Act, 2021⁷

The Environment Act, 2021 mandates the requirement for new development in England to deliver a minimum 10% biodiversity net gain (BNG), as measured by the agreed metric (the current relevant version being the Statutory Biodiversity Metric), secured through planning condition as standard (as per schedule 14 of the Act). Approach to the delivery of BNG must follow the mitigation hierarchy, with avoidance of impact and on-site compensation/gains prioritised, ahead of the use of offsite biodiversity unit offsets, or the purchase of biodiversity credits.

The Act introduces the condition that no development may begin unless a biodiversity net gain plan has been submitted and approved by the local planning authority (LPA).

The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for the LPA to have regard to relevant local nature recovery strategies and relevant species/protected site conservation strategies, when making their decision.

D.2 POLICY

National

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) 2023⁸ sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost.

D.3 LOCAL

Manchester City Council Core Strategy 2012-2027

Policy EN 9 - Green Infrastructure

New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of

green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.

The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.

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- ⁶ The Environment Partnership (2023); *Growing Manchester's Trees: Manchester City Council Tree Planting Capacity Study*.
- ⁷ GOV.UK. (2021). *Environment Act 2021*. Available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>
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