Nicola Baxter BSc (Hons), MSc (Hons)
Consultant Ecologist
nicbaxter@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Biodiversity Net Gain Assessment

Site Address:

Former Buzz Bingo, 477 Hyde Road, Manchester, M12 5FL

Client:

Kellen Homes

Assessment Date:

22nd April 2026

Project:

This report is prepared to inform a planning application with the Manchester City Council**.** The proposal is described as:

Erection of a residential development comprising 152 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways and highways, parking provision and other associated works

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025**.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	**Issue**	**Name**	**Date**
Final	1.0	Nicola Baxter, BSc, MSc, Consultant Ecologist	24/04/2026

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is located at National Grid Reference SJ 87771 96253 and has an area of approximately 1.37 hectares in size and is located within the administrative boundary of Manchester City Council ("MCC"). It is bounded by Hyde Road to the north, and the Kirkmanshulme Lane to the south. An existing hotel and wedding venue are located to the east and Co-op Academy Belle Vue to the west. Manchester City Council also own a car park to the south of the site which is earmarked for future development.

The Site is currently occupied by a large, predominantly brick built building, relating to its former use as bingo hall, with a large rear car park. There are a small number of established trees along the frontage with Hyde Road.

There are no listed buildings or structures within the Site, and it is not within a conservation area. In terms of flood risk, the site is located in Flood Zone 1 but is subject to surface water flooding in places.

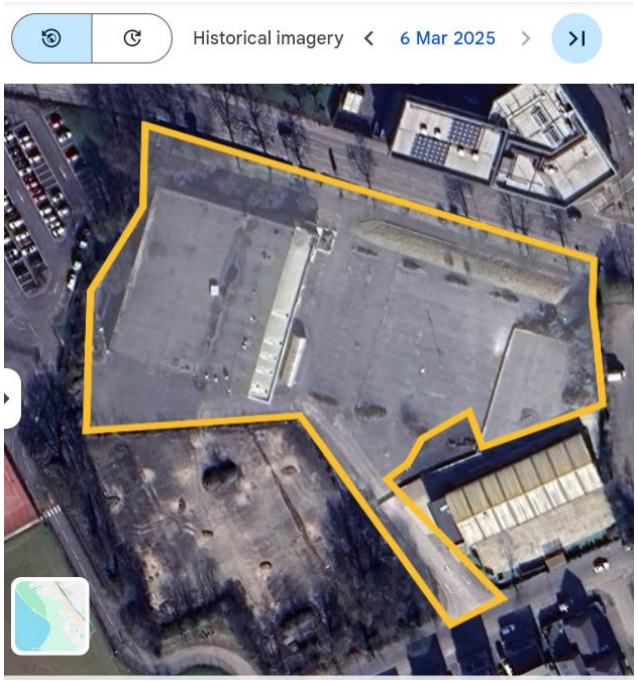
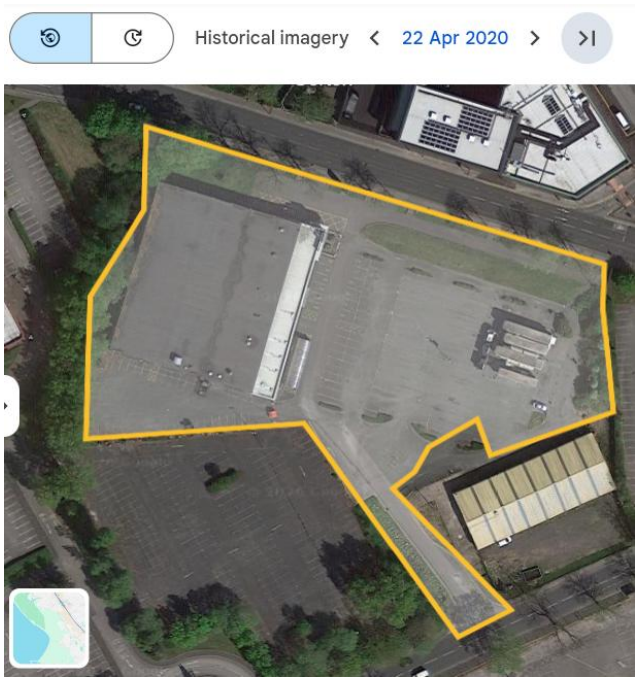
This report should be read in conjunction with the following documents:

- Statutory BNG Metric - Former Buzz Bingo, M12 5FL– v1 (Arbtech Consulting Ltd., 2026)
- Proposed Plan (Kellen Homes, 2026)
- Ecological Impact Assessment (EcIA) - Former Buzz Bingo, M12 5FL – v2 (Arbtech Consulting Ltd., 2026)

Executive Summary

- The current landscaping proposal generates a net loss of area-based habitat units (-22.17%) unmet trading rules. At present, trading conditions are not satisfied for the loss of urban trees (medium distinctiveness) and areas of mixed scrub (medium distinctiveness).
- With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation and planning policies
- In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.06 will need to be achieved. At present, there is a unit deficit of 0.90 units. However, due to the loss of the on-site trees 1.08 units of individual trees are needed to satisfy trading rules.
- Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	6th March 2026
	The baseline biodiversity value of the site is not derived from the site as observed during the EcIA field survey (Arbtech Consulting Ltd., 2026) as evidence of habitat degradation had occurred. An area of introduced shrubs had been cleared prior to the site visit. Therefore, the baseline biodiversity value of the site is derived from assumptions inferred from historic satellite imagery (i.e. GoogleEarth) as the ornamental planting was still visible on satellite imagery dated in March 2025.  
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 3rd July 2025.	

<table>
<tr><td>BNG Target Uplift</td><td colspan="3">+10%</td></tr>
<tr><td>National Character Area (NCA)</td><td colspan="3">55 - Manchester Conurbation</td></tr>
<tr><td>Strategic Significance</td><td colspan="3">The strategic significance of habitats within the baseline assessment has been determined in accordance with the BNG user guide (Updated, July 2025) and the published Greater Manchester Local Nature Recovery Strategy (GMLNRS), available at: https://www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery.
According to the LNRS interactive map, the application site does not fall within any areas for primary or secondary measures.

In line with the BNG Metric User Guide, as the LNRS has been published for the site, all baseline strategic significance values for habitat parcels on site are set to ‘Low’ (BNG User Guide p27, 2025). Any potential increase in strategic significance would only apply to post-development habitat creation or enhancement (where possible) if it were proposed in a mapped location and aligned with an LNRS potential measure. At the baseline stage, the published guidance is clear that all existing habitats are to be scored as Low strategic significance, regardless of ecological value or local conservation interest.</td></tr>
<tr><td></td><td>Habitat</td><td>Baseline / Post-Development</td><td>Justification</td></tr>
<tr><td></td><td>All</td><td>All</td><td>Low: Default following the publication of the LNRS</td></tr>
<tr><td colspan="4">Limitations</td></tr>
<tr><td colspan="4">The eastern section of the site carpark was screened by a concrete barriers, at the time of the site visit this was not a concern as no vegetation was present in that section. A review of satellite imagery shows historically this area did have a small covering of vegetation. Street view shows it to be a section of introduced ornamental shrubs, that has been included within the baseline calculations.</td></tr>
</table>

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Sealed & Unsealed Surface	0.768ha (0 units)	The site is predominantly comprised of developed land sealed surface in the form of carparking and hard standing.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Introduced Shrub	0.059ha (0.12 units)	Ornamental planting is present within the carparking, an area along the eastern boundary had areas of introduced shrub cleared, identified during a review of satellite imagery. These areas have been added to the baseline calculation.		
Buildings	0.316ha (0 units)	There are two buildings on site; one is a disused commercial building, and one is an out-building.		
Modified Grassland	0.149ha (0.30 units)	Low diversity modified grassland is present along the verges between the site and the adjacent property to the east. The grass is regularly gang mown. For a species list refer to the EcIA.	***Poor**: passes 5 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
Mixed Scrub	0.079ha (0.32 units)	Multiple sections of mixed scrub across the site. Including to the rear of the main building, and within a small pocket in the carpark.	***Poor**: passes 1 of 5 criteria.* Assessed using the 'Scrub' habitat type condition sheet.	
Urban Tree	Moderate: 0.0611ha (0.49 units)	17no. trees were considered in the baseline. 9no. of which achieve 'moderate' condition by passing 3 or 4 of 6 criteria, while the remaining 8no. achieve 'good' condition by passing 5 of 6 criteria. See EcIA for more information.	***Moderate**: passes 3 or 4 of 6 criteria.* 7no. small (T9, T12-T17). 2no. medium (T4 & T8)	
	Good: 0.1303ha (1.56 units)		***Good**: passes 5 or 6 of 6 criteria.* 8no. medium (T1-T3, T5-T7, T10 &T11)	

Baseline Biodiversity Value

	Habitat Type	Biodiversity Units Generated
Area-Based	Sealed & Unsealed Surface	0
	Introduced Shrub	0.12
	Modified Grassland	0.30
	Mixed Scrub	0.32
	9no. Urban Trees (Moderate Condition)	0.49
	8no. Urban Trees (Good Condition)	1.56
Total		**2.78**

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Retained (A-1)	Mixed Scrub	0.021ha (0.08 units)	Areas along the access road to the south will be retained.	See Table A-1	**Low** Strategic Significance
Created (A-2)	Buildings	0.309ha (0 units)	Residential buildings will be constructed across the site.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
	Developed Land, Sealed Surface	0.673ha (0 units)	Access roads, pathways and carparking will be constructed across the site.		
	Vegetated Gardens	0.106ha (0.20 units)	Vegetated gardens area located along the western and southern sections of the site.		
	Introduced Shrub	0.141ha (0.27 units)	Amenity shrubs will be planted along the driveways in areas that will be managed by a third party.		
	Sustainable Drainage Systems	0.021ha (0.05 units)	Two areas of sustainable drainage will be located in the central northern sections of the site. These will be planted with marginal turf mix identified as SUDS turf species.	***Good**: passes 5 of 5 criteria including essential criterion C.* Assessed using the 'Urban' habitat type condition sheet.	
	Modified Grassland	0.022ha (0.04 units)	Areas of amenity turf will be located in spaces to be managed by a third party.	***Poor**: passes 5 or 6 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
	Other Neutral Grassland	0.03ha (0.20 units)	Areas of other neutral grassland will be created around the sustainable drainage systems on-site, the seed mix used in these areas will be a wildflower mix. There is access to the public so foot traffic impacts and short sward height is anticipated.	**Moderate**: passes 3 of 6 criteria including essential criterion A. Assessed using the 'Grasslands Medium/High Distinctiveness' habitat type condition sheet.	

	Mixed Scrub	0.051ha (0.34 units)	New areas of native mixed scrub will be planted along the southern boundary, the western and eastern boundaries. Species include hawthorn, dogrose, hazel, blackthorn and elder.	***Moderate**: passes 4 of 5 criteria.* Assessed using the 'Scrub' habitat type condition sheet.	**Low** Strategic Significance
	Urban Trees	0.3176ha (0.97 units)	78 newly planted native trees are proposed on-site. All landscaping in front gardens and between parking spaces will be managed by a third party on behalf of the affordable housing provider.	**Moderate**: passes 4 of 6 criteria. Assessed using the 'Scattered Trees' habitat type condition sheet.	

Post-Development Biodiversity Value: On-Site

Linear-Based Habitats

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Created (B-2)	Non-native Ornamental Hedgerow	0.103km (0.34 units)	Ornamental hedges will be planted across the site, species include weigela, viburnum, laurel, skimmia, Mexican orange blossom and others selected for ornamental purposes.	Habitat condition pre-determined as '**Poor'** as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Native hedgerow	0.297km (0.29 units)	A native beech hedgerow will be planted along the main access road.	**Moderate**: Does not fail both attributes in more than one functional group Assessed using the 'Native Hedgerow' habitat type condition sheet.	

Post development Biodiversity Value

	Habitat Type	Biodiversity Units Generated
Area-Based	Retained - Mixed Scrub	0.08
	Created – Sealed and Unsealed Surfaces	0
	Created – Vegetated Gardens	0.20
	Created – Introduced Shrub	0.27
	Created – Sustainable Drainage Systems	0.05
	Created – Modified Grassland	0.04
	Created – Other Neutral Grassland	0.20
	Created – Mixed Scrub	0.34
	Created – Urban Trees	0.97
	Total	**2.17**
Linear-Based	Created – Native Hedges	0.34
	Created – Ornamental Hedges	0.29
	Total	**0.63**

Change of Biodiversity Value

		Biodiversity Units	
		Area-Based	Linear-Based
On-Site	Baseline	2.78	0
	Post-Development	2.17	0.63
Overall Net Change		**-22.17%**	**N/A** **No baseline**

Results, Discussion, and Next Steps

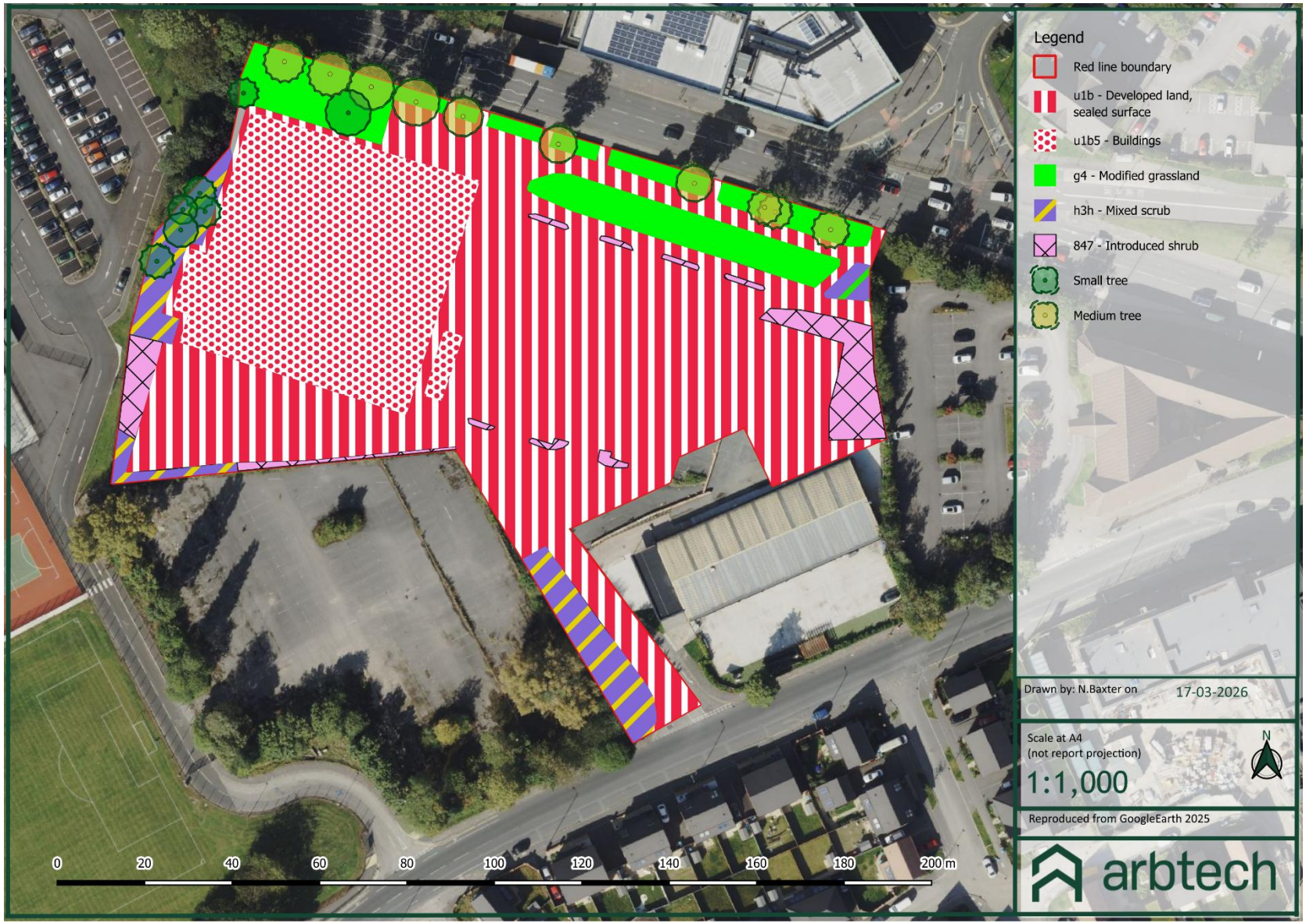
BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-22.17%) unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of urban trees (medium distinctiveness) and areas of mixed scrub (medium distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.06 will need to be achieved. At present, there is a unit deficit of 0.90 units. However due to the loss of the on-site trees 1.08 units of individual trees are needed to satisfy trading rules.
Recommendations and Next Steps	In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary. There is limited scope on site and this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary as to what off-site units will be required is detailed in the table below.

<table>
<tr>
<td></td>
<td>
<table>
<tr><th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr>
<tr><td rowspan="2">Area-Based</td><td>Medium</td><td>Individual Trees</td><td>Urban Tree</td><td>1.08</td></tr>
<tr><td colspan="3">Total</td><td>1.08</td></tr>
</table>

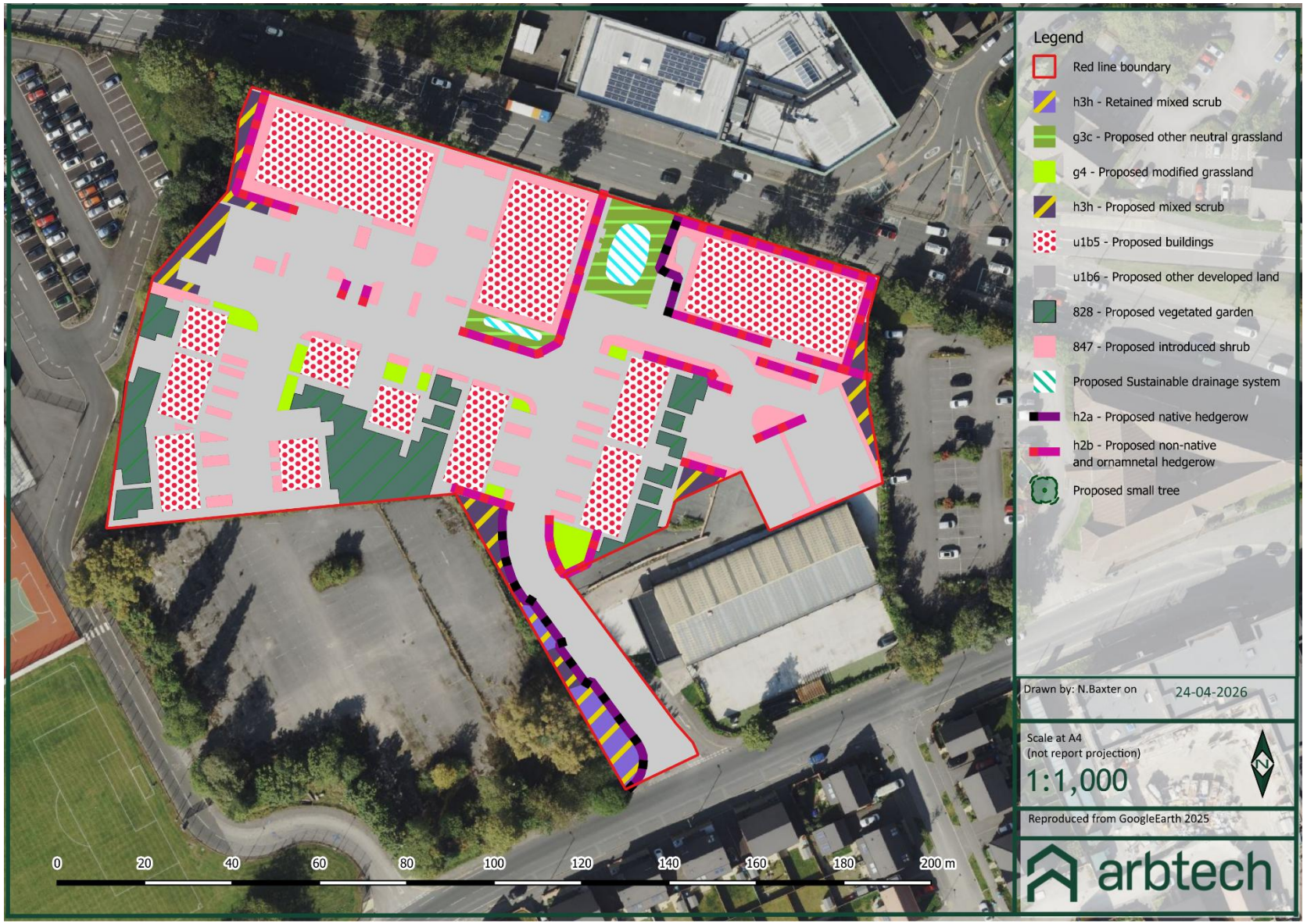
Should these alterations be incorporated this BNG Assessment will need to be updated to accurately reflect the change in biodiversity value of the site pre- and post-development.
</td>
</tr>
<tr>
<td>Pre-Commencement</td>
<td>A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.</td>
</tr>
</table>

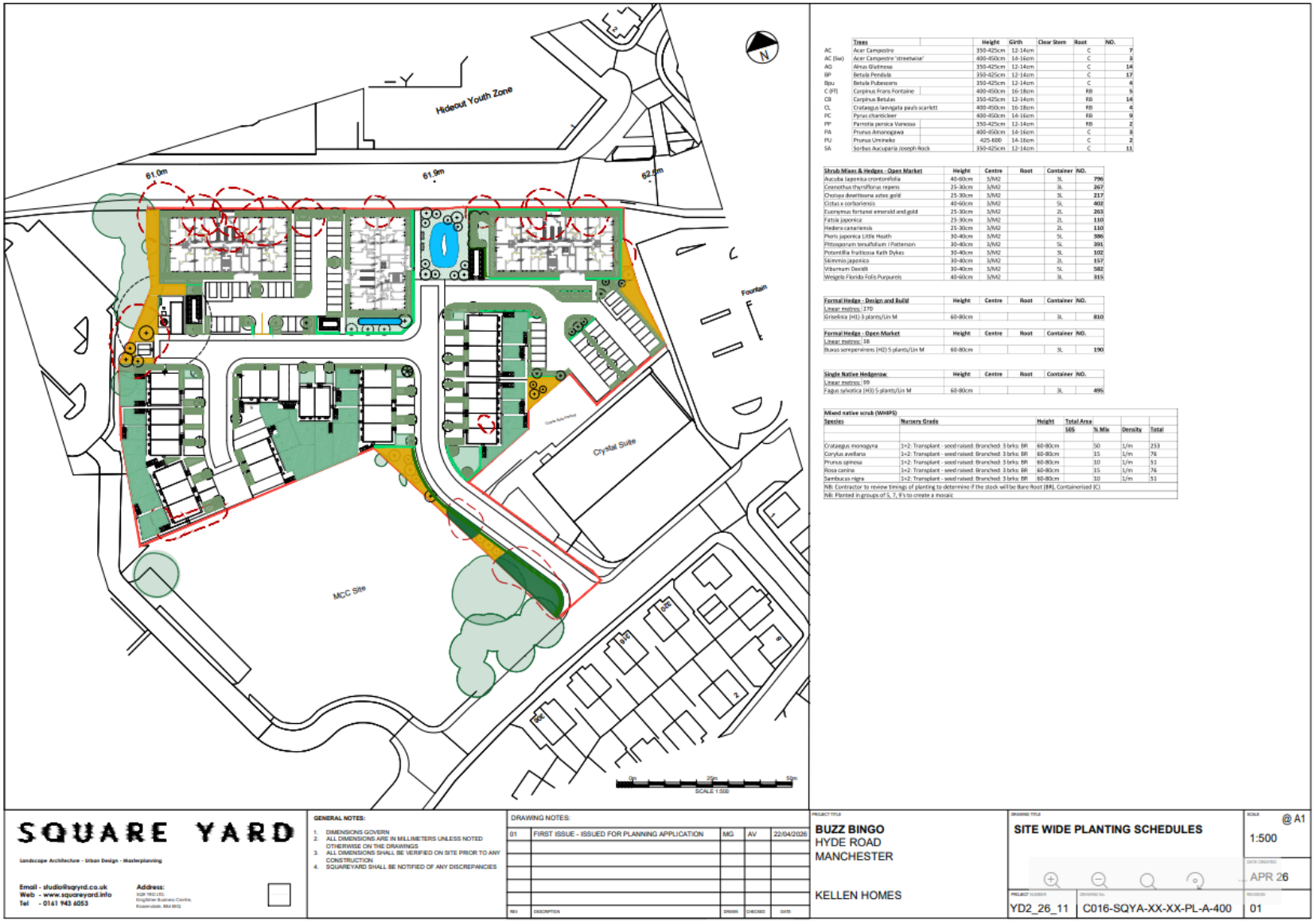
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



	Trees	Height	Girth	Clear Stem	Root	NO.
AC	Acer Campestre	350-425cm	12-14cm		C	7
AC (Sw)	Acer Campestre 'streetwise'	400-450cm	14-16cm		C	3
AG	Alnus Glutinosa	350-425cm	12-14cm		C	14
BP	Betula Pendula	350-425cm	12-14cm		C	17
Bpu	Betula Pubescens	350-425cm	12-14cm		C	4
C (PT)	Carpinus Frans Fontaine	400-450cm	16-18cm		RB	5
CB	Carpinus Betulus	350-425cm	12-14cm		RB	14
CL	Crataegus lavigata paul's scarlett	400-450cm	16-18cm		RB	4
PC	Pyrus chanticleer	400-450cm	14-16cm		RB	9
PP	Parrotia persica Vanessa	350-425cm	12-14cm		RB	2
PA	Prunus Amanogawa	400-450cm	14-16cm		C	3
PU	Prunus Umineko	425-600	14-18cm		C	2
SA	Sorbus Aucuparia Joseph Rock	350-425cm	12-14cm		C	11

Shrub Mixes & Hedges - Open Market	Height	Centre	Root	Container	NO.
Aucuba Japonica crontonifolia	40-60cm	3/M2		3L	796
Crenonthus thyrsiflorus regens	25-30cm	3/M2		3L	267
Choisya dewitsona aztec gold	25-30cm	3/M2		3L	217
Cistus x cortiariensis	40-60cm	3/M2		5L	402
Euonymus fortunei emerald and gold	25-30cm	3/M2		2L	263
Fatsia japonica	25-30cm	3/M2		2L	110
Hedera canariensis	25-30cm	3/M2		2L	110
Pieris japonica Little Heath	30-40cm	3/M2		5L	386
Pittosporum tenuifolium ! Patterson	30-40cm	3/M2		5L	391
Potentilla fruitiosa Kath Dykes	30-40cm	3/M2		3L	102
Skimmia japonica	30-40cm	3/M2		2L	157
Viburnum Davidii	30-40cm	3/M2		5L	582
Weigela Florida Folis Purpureis	40-60cm	3/M2		3L	815

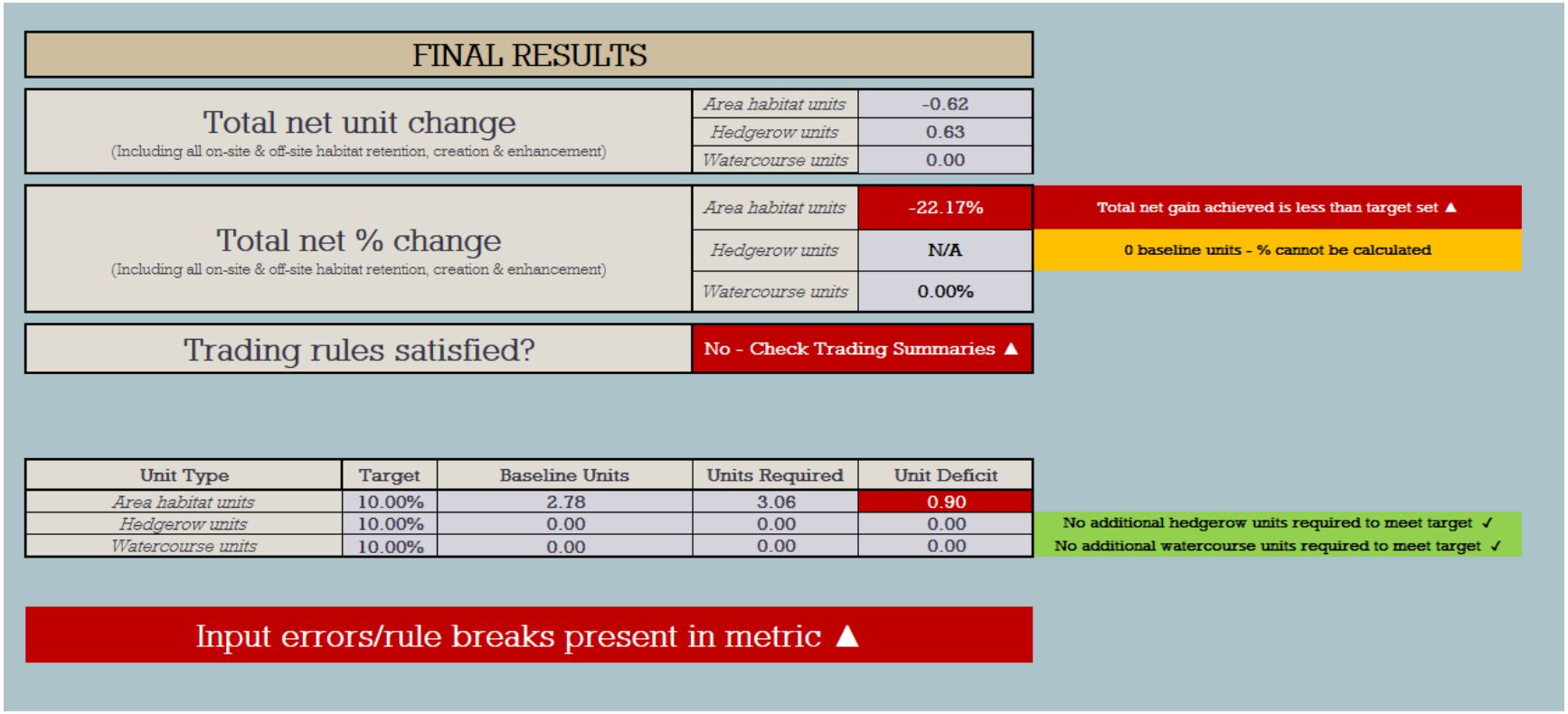
Formal Hedge - Design and Build	Height	Centre	Root	Container	NO.
Linear metres: 270					
Griselinia (H1) 3 plants/Lin M	60-80cm			3L	810

Formal Hedge - Open Market	Height	Centre	Root	Container	NO.
Linear metres: 38					
Buxus sempervirens (H2) 5 plants/Lin M	60-80cm			3L	190

Single Native Hedgerow	Height	Centre	Root	Container	NO.
Linear metres: 99					
Fagus sylvatica (H3) 5 plants/Lin M	60-80cm			3L	495

Mixed native scrub (WHIPS)						
Species	Nursery Grade	Height	Total Area			
			SQS	% Mix	Density	Total
Crataegus monogyna	1+2: Transplant - seed raised: Branched: 3 brks: BR	60-80cm		50	1/m	253
Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: BR	60-80cm		15	1/m	76
Prunus spinosa	1+2: Transplant - seed raised: Branched: 3 brks: BR	60-80cm		10	1/m	51
Rosa canina	1+2: Transplant - seed raised: Branched: 3 brks: BR	60-80cm		15	1/m	76
Sambucus nigra	1+2: Transplant - seed raised: Branched: 3 brks: BR	60-80cm		10	1/m	51
NB: Contractor to review timings of planting to determine if the stock will be Bare Root (BR), Containerised (C)						
NB: Planted in groups of 5, 7, 9's to create a mosaic						

Appendix 4: Headline BNG Results



FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.62	
	Hedgerow units	0.63	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-22.17%	Total net gain achieved is less than target set ▲
	Hedgerow units	N/A	0 baseline units - % cannot be calculated
	Watercourse units	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	2.78	3.06	0.90	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Mixed Scrub; assessed using 'Scrub' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	N	Comprised of predominantly ornamental species with cloudberry comprising 75% of the cover.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N	Varied age classes not present.
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Y	No invasive species noted within the scrub.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	No developed edge between scrub and adjacent habitats.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	None observed.
		Number of criteria passed	1

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	✓

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria	
A	The tree is a native species (or more than 70% within the block are native species).
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).
C	The tree is mature (or more than 50% within the block are mature).
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)
Passes 0, 1 or 2 of 6 criteria	Poor (1)

Tree ID Size	Criterion						# Passed Condition
	A	B	C	D	E	F	
T01 M	✓	✓		✓	✓	✓	5 Good
T02 S	✓	✓		✓	✓	✓	5 Good
T03 M	✓	✓		✓	✓	✓	5 Good
T04 M	✓	✓		✓		✓	4 Moderate
T05 M	✓	✓		✓	✓	✓	5 Good
T06 S	✓	✓		✓	✓	✓	5 Good
T07 S	✓	✓		✓	✓	✓	5 Good
T08 M	✓	✓		✓		✓	4 Moderate
T09 S	✓	✓			✓	✓	4 Moderate
T10 M	✓	✓		✓	✓	✓	5 Good
T11 L	✓	✓		✓	✓	✓	5 Good
T12 M	✓	✓		✓		✓	4 Moderate
T13 L	✓	✓		✓		✓	4 Moderate
T14 M	✓	✓		✓		✓	4 Moderate
T15 L	✓	✓		✓		✓	4 Moderate
T16 S	✓	✓		✓		✓	4 Moderate
T17 S		✓		✓		✓	4 Moderate

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition Achieved (Y/N)	Notes/Justification
A	There must be 6-8 vascular plant species per m^2, including at least 2 forbs. **NB - this criterion is essential for achieving moderate condition.**	N	Fewer than 6 vascular plant species per m^2.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Regularly mown, uniform sward height present.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
		Essential criterion 1 achieved (Y/N)	N
		Number of criteria passed	5

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 6 or 7 of 7 criteria including passing essential criterion 1	Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion 1	Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion 1	Poor (1)	✓

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Native trees proposed.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	All trees considered individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees anticipated.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Little to no evidence of adverse anthropogenic impacts anticipated; all trees anticipated to retained >75% of their expected canopy.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None anticipated.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area anticipated to have vegetation underneath.
		Number of criteria passed	4

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 of 6 criteria	Good (3)	
Passes 3 or 4 of 6 criteria	Moderate (2)	✓
Passes 0, 1 or 2 of 6 criteria	Poor (1)	

Mixed Scrub; assessed using 'Scrub' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species[1], with no single species comprising more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	Y	Proposed species closely matches the characteristics of the specific scrub type (mixed scrub), with at least 80% native scrubs, three native woody species, and no dominant species.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[2]) shrubs are all present.	Y	Management anticipated to maintain a balance of all age classes.
C	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]) and species indicative of sub-optimal condition[5] make up less than 5% of ground cover.	Y	Management anticipated to remove non-native invasive species.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	Adjacent habitats will be urban developments.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	Scrub to be planted with open areas to create natural openings. Such openings anticipated to be under management.
		Number of criteria passed	4

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	✓
Passes 2 or fewer criteria	Poor (1)	

Sustainable Drainage System; assessed using the 'Urban' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/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.	Y	Varied vegetation structure anticipated.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	Different plant species anticipated due to seed mix.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. **Note – to achieve good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y	Management will ensure the continued absence of invasive species.
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.	Y	Native seed mix proposed.
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Y	Seed mix proposed caters specifically to sustainable drainage systems.
Essential criteria relevant for habitat type achieved (Yes or No)			Y
Number of criteria passed			5

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Results for habitats requiring assessment of 3 core criteria only:		
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)	

Native Hedgerow (H1 & H2); assessed using 'Hedgerow' habitat type condition sheet:

Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, & D)	**Criteria (the minimum requirements for 'favourable condition'**	**Description**	**Criterion passed (Yes or No)**	**Notes/Justification**
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of 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).	N	Height anticipated to not exceed 80cm.
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 (e.g. blackthorn suckers) are only included in the width estimate when they >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).	N	Width not anticipated to reach 1m.
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).	Y	Y
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 Nthis is the typical size of a gate).	Y	Y

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 hedge (at least)	TNhis is the level of disturbance (excluding wildlife disYturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge 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.	N	The hedges will be bordered by developed land or vegetated gardens.
C2.	Undesirable 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, should not exceed the 20% cover threshold.	Y	Management will ensure that species indicative of nutrient enrichment of soils do not exceed 20% coverage.
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and recently introduced species	Recently introduced species refer to plant that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives.	Y	Management will ensure the continues absence of invasive species.
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 hedge cutting).	Y	Management will ensure that >90% of the hedgerow is free of damage caused by human activities.

Condition categories for hedgerows without trees		
Category	**Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2**	**Weighting (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	2

	AND Does not fail both attributes in more than one functional group (e.g., fails attributes A1, A2, B1, and C2 = moderate condition)		
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:	**Moderate**		

Other Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

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 relative to the specific habitat type. **Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.**	Y	Species composition of all three seed mixes closely resembles definition of g3c 'other neutral grassland'.
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.	N	Short or uniform sward height anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[1].	Y	Management will ensure that bare ground does not exceed 5%.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	Management anticipated to control bracken cover, if present.
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.	N	Physical damage anticipated to exceed 5% of total area. No invasives anticipated.
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.**	N	Species composition of seed mix suggests there will likely be less than 10 vascular plant species per m^2.

Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	Y
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)	