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Biodiversity Net Gain Assessment

Atlas Park Development

Presented to: Aviva Life and Pensions UK Limited

Issued: October 2026

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3	Final	20th October 2026	Updated following client review	Alex Pelton Biodiversity Net Gain Lead	Martin Lucass - Director of Environment & Sustainability	Martin Lucass - Director of Environment & Sustainability

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1.0 Introduction

1.1 Context and Purpose

Lucion Delta-Simons Ltd ("Lucion") was instructed by Aviva Life and Pensions UK Limited ("the Applicant") to undertake a Biodiversity Net Gain (BNG) Assessment to support an *application for full planning permission for the construction of seven units (light industrial (Use Class E(g)(iii), general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)) providing a total gross external area of 38,430 sqm; and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway* ("the Proposed Development") at land at Atlas Business Park, Wythenshawe. The Site is located to the east of Wythenshawe town centre within the administrative boundary of Manchester City Council ('MCC' or 'the Council'). The Site is located c. 14km to the south of Manchester City Centre (hereafter referred to as "the Site") can achieve a net gain in biodiversity.

Following amendments to the Town and Country Planning Act in February 2024, BNG has become a mandatory requirement for all developments in England that do not meet the exemption criteria[1]. The Proposed Development does not meet any of the exemptions and must therefore demonstrate a minimum 10% gain in Biodiversity Units.

The revised National Planning Policy Framework (NPPF, 2026) states, *"To contribute positively to the natural environment, and support nature's recovery, development proposals should: …*

c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation.

1.2 Proposed Development

It is understood from the drawing provided by Hale Architects on the 11th September 2026 (drawing no. 20071-HAL-ZZ-ZZ-DR-A-PL003-P07-Proposed Site Plan-A1) and Bea Landscape Design on the 24th September 2026 (drawing no. BEA-26-043-01 P03) that the Proposed Development comprises a full planning application for the an application for full planning permission for the demolition of one unit and the construction of seven units (light industrial (Use Class E(g)(iii), general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)); and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway. A site location plan is provided as Figure 1.

[1] Exemptions are detailed at: https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments. Accessed October 2026.

2.0 Methodology

2.1 Overview

The approach used to assess biodiversity impacts resulting from the Proposed Development is detailed below. This assessment has been based on the latest version of the Statutory Metric as published at the time of commission (v1.0.4), the site layout plan provided by Hale Architects in an email on 11/09/2026, soft landscaping proposals provided by Bea Landscape Design on 24/09/26 and the updated walkover survey conducted by Collington Winter Environmental Ltd in October 2026.

BNG is based around ten good practice principles for development (CIRIA, 2016):

- Principle 1: Apply the mitigation hierarchy;
- Principle 2: Avoid losing biodiversity that cannot be offset elsewhere;
- Principle 3: Be conclusive and equitable;
- Principle 4: Address risk;
- Principle 5: Make a measurable net gain contribution;
- Principle 6: Achieve the best outcomes for biodiversity;
- Principle 7: Be additional;
- Principle 8: Create a net gain legacy;
- Principle 9: Optimise sustainability; and
- Principle 10: Be transparent.

The Statutory Biodiversity Metric User Guide (DEFRA, 2025) details a further nine Biodiversity Metric Principles which inform the use of the Statutory Biodiversity Metric Calculation Tool (hereafter 'the Metric') to ensure that appropriate methods and reasoning are applied when undertaking BNG assessment.

In addition, a series of Biodiversity Metric rules are detailed which **must** be followed in order to claim a net gain in biodiversity. These include the requirement to achieve a 10% net gain in each unit type individually, i.e. habitats, hedgerows and watercourses as these cannot be summed, traded, or converted between types. Trading rules must also be followed which are designed to ensure that habitat losses associated with a proposed scheme are offset by suitable habitat creation or enhancement measures. Depending on the distinctiveness of a habitat type, it may be subject to a "like for like" trading rule, requiring the delivery of Biodiversity Units through creation of the same habitat type.

2.2 Biodiversity Metric

The quantitative assessment is based on the Metric to provide a transparent and repeatable measure of biodiversity at both the baseline and post-development stages of the project. The Metric calculates a biodiversity unit value for area habitats, hedgerows and watercourses individually. The baseline biodiversity score for each of these unit types considers a number of factors:

- Habitat distinctiveness;
- Habitat condition;
- Strategic significance; and
- Spatial area (ha) of area habitats or length (km) of hedgerows and watercourses.

The post-development biodiversity score is calculated using the same approach, but factors in a series of risk multipliers:

- Temporal risk i.e. time required for newly created or enhanced habitats to reach target condition;
- Difficulty of creation/enhancement, i.e. risk associated with the effectiveness of techniques to create or enhance habitats; and
- Spatial risk i.e. the distance between on-site biodiversity loss and the location of off-site habitat compensation (where applicable).

The baseline biodiversity value is compared to the post-development biodiversity value to assess the change (positive or negative) in Habitat Units, Hedgerow Units and Watercourse Units.

The Metric uses habitats as a proxy for determining the biodiversity value of a site and does not take the presence of protected and notable species or associated enhancement measures (e.g. bird/bat boxes) into account.

2.3 Habitat Distinctiveness

Habitat types entered into the Metric are based upon the UK Habitat classification system (UKHabs, 2023). Distinctiveness refers to the relative scarcity of the habitat and its importance for nature conservation. Habitats are assigned to distinctiveness bands based on an assessment of the distinguishing features of a habitat or linear feature, including the species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats.

The distinctiveness weighting of hedgerows is based on their physical structure, species composition of the woody element of the hedgerow, and their association with physical features (ditches and banks) that may enhance their ecological value by providing additional niches or enhanced capacity to provide habitat connectivity.

The distinctiveness of watercourse types has been determined based on their naturalness and function, combined with their status as priority habitat under the Natural Environment and Rural Communities (NERC) Act.

The distinctiveness band of each habitat is pre-assigned in the Metric and cannot be altered.

The Metric distinctiveness bands and associated scores are:

- **Very High** - Priority habitats as defined in Section 41 of the NERC Act 2006 that are highly threatened, internationally scarce, and require conservation action (Metric score applied = 8).
- **High** - Priority habitats as defined in Section 41 of the NERC Act requiring conservation action (Metric score applied= 6).
- **Medium** - Semi-natural habitats not classed as Priority Habitat (Metric score applied = 4).
- **Low** – Habitat of low biodiversity value (Metric score applied = 2).
- **Very low** – Little or no biodiversity value (Metric score applied to habitat modules = 0, Metric score applied to hedgerow modules = 1).

2.4 Habitat Condition

Habitat condition is a measure of the state or quality of a habitat and can be used to show variation between parcels of the same habitat type. Condition is often linked to past management, present management, and surrounding land use. The condition of a habitat parcel is assessed using the specific criteria detailed in the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025b).

Habitat condition categories are as follows:

- Good (Metric score applied = 3);
- Fairly good (Metric score applied = 2.5);
- Moderate (Metric score applied = 2);
- Fairly poor (Metric score applied = 1.5);
- Poor (Metric score applied = 1);
- Condition Assessment N/A (Metric score applied = 1); and
- N/A – other (Metric score applied = 0).

2.5 Strategic Significance

The strategic significance of each habitat parcel is based on a landscape scale assessment which considers the habitat type and location. Where a Local Nature Recovery Strategy (LNRS) has been published, this should be used to determine whether each habitat parcel or linear feature is assigned high or low Strategic Significance. Where a LNRS has not yet been published, relevant local plans and objectives are used to identify the local priorities for biodiversity and nature improvement as detailed in Table 1.

In the case of the proposed landscaping specification at Atlas Park Development, the site does not fall within the mapped nature network, Core Local Nature Sites (APIB) or Opportunity Areas (ACB), nor are any mapped actions shown within the application boundary of the site. Consequently, the post-development habitats are assessed as having 'low' strategic significance.

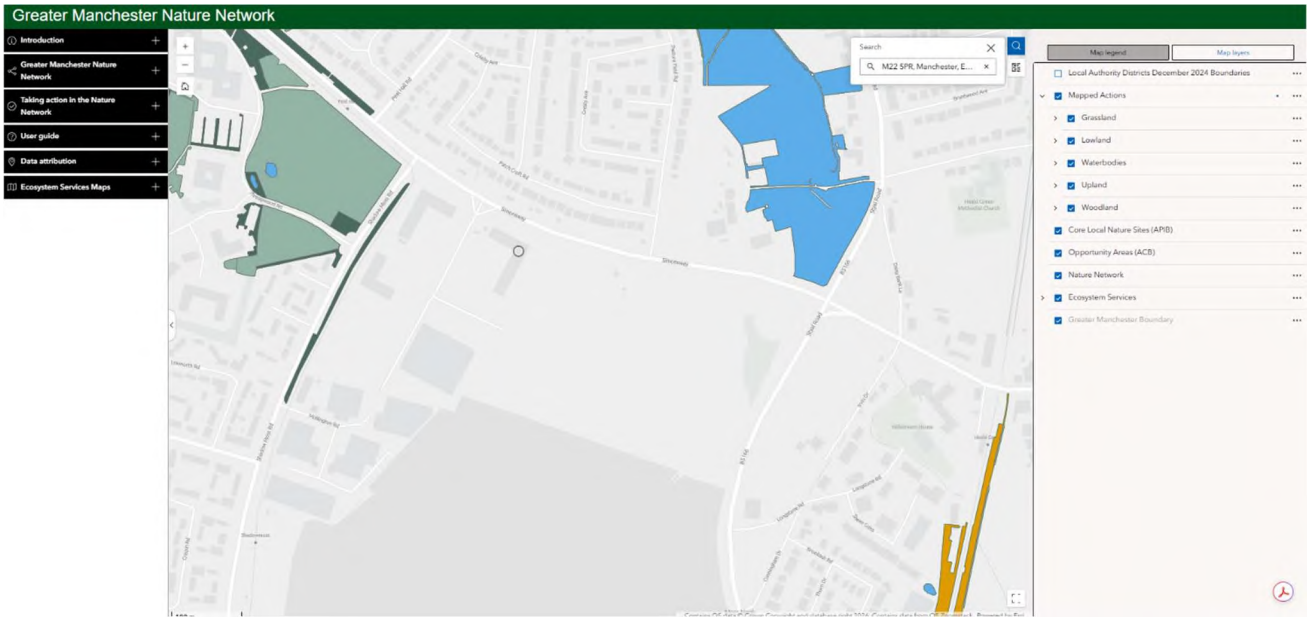


Figure 1: Extract from Greater Manchester Local Nature Recovery Strategy

Table 1 - Strategic significance categories and scores.

	Where an LNRS has been published	**Where an LNRS has not been published**	
Category	**Description**	**Description**	**Metric Score Applied**
High (Formally identified in local strategy)	This category can only be applied to post development interventions when: • the location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • the proposed intervention is consistent with the mapped potential measure in the LNRS for the habitat parcel You should record that you have applied the published LNRS in your gain plan.	The habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority. If the project delivers the mapped habitat creation, enhancement or actions set out within specified alternative documents, or enhances an existing habitat identified within specified alternative documents as locally ecologically important, strategic significance can be recorded as high in the post-intervention sheets. If the specified alternative documents identify existing habitat as locally ecologically important within a specified location, strategic significance may be recorded as high in the baseline.	1.15
Medium (Location ecologically desirable but not in local strategy)	This category cannot be applied.	This category can be applied when the Local Planning Authority has not identified a suitable document for assessing strategic significance. Users should: • explain how the habitat type is ecologically important within a specific location; • demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations; and use professional judgement. When the above criteria are met, strategic significance may be recorded as medium in the baseline and post-intervention sheets.	1.10

Low (Area/compensation not in local strategy)	Where the definitions for high strategic significance are not met. Even if your project is in an area mapped with a potential measure, if the proposed intervention is not consistent with a potential measure proposed by the LNRS for that location, you should record strategic significance as low.	Where the definitions for high or medium strategic significance are not met.	1.00

For watercourses, additional plans are consulted to determine preferred locations for biodiversity enhancement and existing strategies towards environmental objectives. These include River Basin Management Plans, Catchment Plans, and the Catchment Planning System.

For the Proposed Development the Greater Manchester Local Nature Recovery Strategy 2025 was used to determine strategic significance.

2.6 Baseline Assessment

The baseline biodiversity score for the Site has been determined using the walkover survey of the Site undertaken by Collington Winter Environmental Ltd in October 2026 and accepted in good faith to be an accurate representation of the baseline conditions. The baseline habitats are shown in Figure 2 and condition assessment forms are provided in Appendix A.

The baseline assessment for the Site has now been established and will not change throughout the development period. This is the baseline from which future audits can be compared.

2.7 Post Development Biodiversity Unit Calculation

To calculate the Habitat, Hedgerow and Watercourse Units which may be achieved post-development, risk factors are introduced. The aim of a risk factor is to correct for a disparity or risk, associated with the uncertainty surrounding the creation of habitats. There are three main types of risk that are accounted for within the Metric. These are categorised as follows:

- **Spatial Risk** – these reflect ecological risks deriving from the change in location of the habitat or resource. By way of example, it may be that recreating a habitat in a new location distant from the area of loss could reduce its biodiversity value, through reduced connectivity and a decrease in habitat availability for the species affected by the development;
- **Temporal Risk** – the risk associated with the time required for created habitats to reach their target suitability and for the functionality of the habitat to be restored; and
- **Delivery Risk** – the risks associated with the actual delivery of the offset due to, for instance, uncertainty in the effectiveness of habitat creation/management.

Each risk multiplier is assigned a numerical score which enables post development Biodiversity Units to be calculated.

2.8 Proposed Scheme

In order to calculate the post-intervention score, the site layout strategy set out in drawing no. 20071-HAL-ZZ-ZZ-DR-A-PL003-P07-Proposed Site Plan-A1 and drawing no. BEA-26-043-01 P03 and has been used as well as assumptions for targeted habitat conditions as set out in Section 3.1.

2.9 Future Monitoring

This Report sets out the predicted biodiversity impacts of the scheme based on a set of assumptions and professional judgement for target habitat conditions post-development. In order to ensure the development achieves the targets set out below, the scheme should be accompanied by an appropriate Habitat Management and Monitoring Plan (HMMP). The HMMP should allow for regular monitoring of the habitat establishment and their progression to the desired condition target, allowing for changes to management regimes as necessary to achieve the targets set.

3.0 Assumptions and Application of Professional Judgement

3.1 Baseline Habitats

Professional judgement has been made in relation to the baseline habitats and their conditions based on the criteria provided within the Statutory Metric User Guide (DEFRA, 2025a) and Technical Annex (DEFRA, 2025b). Following review of the Greater Manchester Local Nature Recovery Strategy 2025, it was assessed that the proposals do not fall within the mapped nature network, Core Local Nature Sites (APIB) or Opportunity Areas (ACB), nor are any mapped actions shown within the application boundary of the site. Consequently, the post-development habitats have been assessed as having 'low' strategic significance for both baseline and post-development habitats.

3.2 Future Habitats

Assumptions and professional judgement have been applied in relation to the habitat target condition. These judgements are based on realistic targets according to the location and context of the development. The landscaping strategy responds to the context of aerodrome safeguarding and the limitations of landscaping proposals required to reduce the potential for bird strike in accordance with the Wildlife Hazard Management Plan. Future management of the landscaping at the Site should be informed by an appropriate HMMP to achieve these target conditions.

At the time of writing, no construction programme is yet available, so no 'delay in starting habitat creation' has been applied to the proposed habitat creation/enhancement. Once available, the impact to on-site habitat and delivery phase for soft landscaping should be reviewed and the delay to creation updated accordingly.

4.0 Results

4.1 On-Site Baseline

Baseline area habitats are shown in Figure 2 and consist of Other neutral grassland, Bramble Scrub, Mixed scrub, Willow scrub, Ruderal/Ephemeral, Other woodland; broadleaved, Developed land; sealed surface (buildings and hardstanding) and Urban Trees. Overall, the baseline for the Site is calculated to provide 39.02 Area Habitat Units.

Baseline hedgerow habitats also shown in Figure 2 consist of non-native and ornamental hedgerow and native hedgerow. Overall, the baseline for the Site is calculated to provide 0.17 Hedgerow Habitat Units.

No watercourses are present within the Site, therefore the baseline for Watercourse Units is zero and no net gain is required in this/these unit type(s).

Table 2 and Table 3 provides a summary of the on-Site baseline area Habitat Units and Hedgerow Units, respectively.

Table 2 - On-Site Baseline Area Habitat Unit Score

Existing Habitats (Area)	Condition	Area (ha)	Habitat Units
Urban – Developed land; sealed surface (Buildings and hardstanding)	n/a	**2.564**	**0.00**
Grassland – Other neutral grassland	Moderate	**0.505**	**4.04**
Heathland and shrub – Mixed scrub	Moderate	**1.0226**	**8.18**
Heathland and shrub – Willow scrub	Poor	**0.3696**	**1.48**
Heathland and shrub – Willow scrub	Moderate	**1.1573**	**9.26**
Sparsely vegetated land - Ruderal/Ephemeral	Poor	**1.4243**	**2.85**
Woodland and Forest – Other woodland; broadleaved	Moderate	**0.5168**	**4.13**
Woodland and Forest – Other woodland; broadleaved	Poor	**0.2703**	**1.08**
Individual trees – Urban Tree*	Moderate	**0.1102***	**0.88**
Individual trees – Urban Tree*	Good	**0.5748***	**6.90**
Total		**7.8679***	**39.02**

*The total area (ha) presented excludes features that do not provide groundcover i.e. individual trees, green walls or intertidal hard structures. This ensures that the total habitat area remains the same as the area of the red line boundary.

Table 3: On-Site Baseline Hedgerow Habitat Unit Score

Existing Habitats (Hedgerow)	Condition	Length (km)	Habitat Units
Native Hedgerow	Poor	**0.0232**	**0.05**
Non-native and ornamental hedgerow	Poor	**0.122**	**0.12**
Total		**0.1452**	**0.17**

4.2 Proposed Scheme

Post-development habitat compositions are shown in drawing no. 20071-HAL-ZZ-ZZ-DR-A-PL003-P07-Proposed Site Plan-A1 and read in conjunction with the Landscape Strategy Plan (BEA-26-043-01 P03). Their habitat definition, based on the information provided, is detailed in Table 4-6, below. The majority of the Site post-development will be hardstanding and buildings, with areas of modified grassland, rain gardens, introduced shrub and urban trees.

Table details how each of the proposed habitat types in the landscape plan (Drawing 1) have been translated to UKHab Classification for use in the Statutory Metric.

Table 4 – Post-Development Habitat Types & Target Condition

Landscape Habitat Type	Description	Statutory Metric Habitat Type and Target Condition Applied
Proposed Modified Grassland	Will be sown with species rich lawn turf WFTSRP supplied by Wildflower Co. Alternatively, Reinforced Grass: plastic grid paver with grass infill to engineers' details - to be seeded with Germinal Seeds A4 'Low Maintenance Grass Mix'	Modified Grassland – Poor
Proposed Native Shrub Planting	Will be planted with native shrub and small tree planting seeded with Emorsgate Seeds EW1 'Woodland Mix'.	Mixed Scrub - Poor
Proposed Wildflower	Will be planted with native species rich wildflower grass mix Emorsgate Seeds EM2 'Standard General Purpose'.	Other neutral grassland - Poor
Proposed introduced shrub	Proposed herbaceous & shrub planting.	Introduced Shrub – Condition Assessment N/A
Individual trees, urban	Native species standard tree planting, all assumed to be small in size. Condition dependent on location within site, and whether certain criteria are likely to be passed.	Urban tree – Moderate Urban tree – Poor
Ornamental Hedge	Evergreen / deciduous hedging as detailed.	Non-native and Ornamental Hedgerow – Poor
Native mixed hedgerow	Native deciduous & evergreen species.	Native hedgerow - Poor

4.3 On-Site Post-Development

Table provides a summary of the on-Site post-development habitats, areas and biodiversity units for the Site. Assumptions of habitat retention follow those assessed by Collington Winter Environmental Ltd.

Table 5 – On-Site Post-Development Area Habitat Score

Proposed Habitats (Area)	Target Condition	Area (ha) Retained	Area (ha) Created	Area (ha) Enhanced	Habitat Units Delivered
Urban – Developed land; sealed surface, Buildings	Condition Assessment N/A	0.00	6.86	0.00	0.00
Urban – Introduced shrub	Condition Assessment N/A	0.00	0.1	0.00	0.19
Grassland – Modified Grassland	Poor	0.00	0.166	0.00	0.32
Grassland – Other Neutral Grassland	Poor	0.00	0.199	0.00	0.74
Heathland and Scrub – Mixed Scrub	Poor	0.00	0.28	0.00	1.08
Heathland and Scrub – Willow Scrub	Poor	0.091	0.00	0.00	0.36
Woodland and Forest - Other woodland; broadleaved	N/A	0.179	0.00	0.00	1.44
Individual tree – Urban Tree*	Poor	0.00	0.1099	0.00	0.31
Individual tree – Urban Tree*	Moderate	0.0163*	0.2524*	0.00*	0.90
Individual tree – Urban Tree*	Good	0.4926*	0.00	0.00	5.91
Total		**0.2703**	**7.604**	**0.00**	**11.26**

*The total area (ha) presented excludes features that do not provide groundcover i.e. individual trees, green walls or intertidal hard structures. This ensures that the total habitat area remains the same as the area of the red line boundary.

Table *6*: On-Site Post-Development Hedgerow Habitat Score

Proposed Habitats (Hedgerow)	Target Condition	Length (km) Retained	Length (km) Created	Length (km) Enhanced	Habitat Units Delivered
Native Hedgerow	Poor	0.00	0.166	0.00	0.19
Non-native and ornamental hedgerow	Poor	0.057	0.196	0.00	0.32
Total		**0.057**	**0.362**	**0.00**	**0.57**

5.0 Conclusions

The above assessment results in a total net unit change of:

Habitat Units = -27.77 **Total net % change = -71.16%**

Hedgerow Units = +0.40 **Total net % change = +236.41%**

The attached completed Statutory Biodiversity Metric Calculator provides detailed results (Appendix B).

Based on the information currently available, this assessment indicates that the development will achieve a net gain in hedgerow units above the statutory minimum requirement of 10%, and applicant target of 15%. The proposals seek to retain habitat where possible, particularly boundary vegetation and trees and will provide new areas of modified grassland, other neutral grassland, introduced shrub, mixed scrub and individual trees to address some of the impact of the proposals on-site, in line with the mitigation hierarchy.

Proposed habitat retention and creation notwithstanding, the development proposals are not expected to deliver a BNG for area habitats, and an offset will be required to address the residual impact. The main contributor to this net loss for area habitat is the loss of mixed scrub, woodland, other neutral grassland and individual trees taken together with limitations regarding the reinstatement of habitat limited by the risk mitigation to reduce the potential for bird strike in accordance with the Wildlife Hazard Management Plan. A minimum of 33.62 units will be required to achieve the client ambition to achieve a 15% BNG. This higher target not only exceeds the statutory minimum but will seek to contribute to landscape scale nature recovery with England. To satisfy the trading rules, offsets of the same broad habitat type, or higher distinctiveness shall be required.

In line with the biodiversity gain hierarchy, the proposals seek to optimise on-site delivery within the end-use of the site. Biodiversity offset quotes have first been sought from habitat banks within the Greater Manchester region to identify availability to support the development as locally as possible. Where this is not possible, offsets shall be sought from habitat banks elsewhere in England.

It should be noted that any habitat creation considered ‘significant’ is required to be managed in perpetuity to ensure habitats meet the target conditions (which for the purposes of BNG is considered to be 30 years). Monitoring of this should be implemented through an appropriate HMMP.

The requirement for further consideration of Biodiversity Net Gain will depend on the current approach and requirements of the Local Planning Authority.

6.0 Disclaimer

The recommendations contained in this Report represent Lucion's professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Ecology Consultant. Where information or data has been provided by a third party, Lucion accepts no responsibility for the accuracy or validity of the data. Lucion does not warrant or guarantee that the Site is free of Bats or other protected species.

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7.0 References

BSI Standards Publication BS 8683:2021: Process for designing and implementing Biodiversity Net Gain — Specification

CIRIA (2016) Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016

DEFRA (2025a) The Statutory Biodiversity Metric User Guide. Updated 3 July 2025.

DEFRA (2025b) The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. v1.0.3 (Updated Jan 2025).

Ministry of Housing, Communities & Local Government (2026) National Planning Policy Framework.

UKHab Ltd (2023). UK Habitat Classification Version 2.0. Available at: https://www.ukhab.org/.

Figure 1 – Site Location Plan



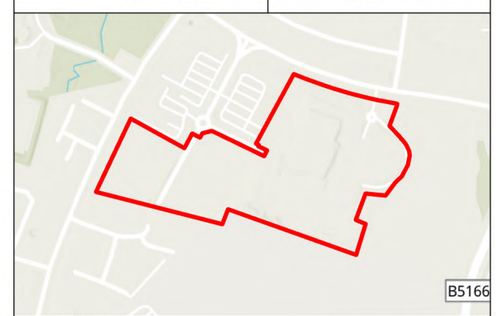
Legend

Site boundary

0 100 200 300 400 Meters

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Figure	Site Location Plan		
Job	Atlas Park Development, Manchester		
Client	Aviva Life and Pensions UK Limited		
Figure No. 1	Revision A	Date 04/09/2026	
Drawn BB	Checked JV	Scale 1:10,000 @ A3	
Job No. 130414.730983		Central GR 383636E 386011N	



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Figure 2 - Baseline Habitats

Atlas Business Park, M22 5PR

- Redline boundary
- **g3c** Other neutral grassland
- **h2a6** Other native hedgerow
- **h2b** Non-native and ornamental hedgerow
- **h3d** Bramble scrub
- **h3h** Mixed scrub
- **h3j** Willow scrub
- **s** Sparsely vegetated land
- **u1b5** Buildings
- **u1b6** Other developed land
- **w1g** Other broadleaved woodland
- Trees

Collington Winter Environmental

Project ref: **20-4734**

Drawn by: **Rhiannon Hobbs**

Survey date: **09/10/26**

Version: **1.0**

Version Date: **14/10/26**

DRAFT

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Drawing 1 – Landscape Proposal Plans

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AREA SCHEDULE

UNIT 1	**88,530 ft²**
Warehouse	80,920 ft²
Office (FF)	3,860 ft²
Office (SF)	3,750 ft²
Car Parking spaces	82
Accessible Bays	*6*
EV Charging spaces	*17*
Shared spaces	*5*
Cycle spaces	*20*
Motorcycle spaces	*5*
UNIT 2	**24,820 ft²**
Warehouse	22,130 ft²
Office (FF only)	2,690 ft²
Car Parking spaces	25
Accessible Bays	*2*
EV Charging spaces	*5*
Shared spaces	*2*
Cycle spaces	*6*
Motorcycle spaces	*2*
UNIT 3	**20,910 ft²**
Warehouse	18,220 ft²
Office (FF only)	2,690 ft²
Car Parking spaces	20
Accessible Bays	*2*
EV Charging spaces	*4*
Shared spaces	*2*
Cycle spaces	*6*
Motorcycle spaces	*2*
UNIT 4	**55,990 ft²**
Warehouse	51,890 ft²
Office (FF)	4,100 ft²
Car Parking spaces	54
Accessible Bays	*3*
EV Charging spaces	*11*
Shared spaces	*3*
Cycle spaces	*14*
Motorcycle spaces	*3*
UNIT 5	**48,560 ft²**
Warehouse	44,490 ft²
Office (FF)	4,070 ft²
Car Parking spaces	55
Accessible Bays	*3*
EV Charging spaces	*11*
Shared spaces	*3*
Cycle spaces	*12*
Motorcycle spaces	*3*
UNIT 6	**71,220 ft²**
Warehouse	63,600 ft²
Office (FF)	3,880 ft²
Office (SF)	3,740 ft²
Car Parking spaces	66
Accessible Bays	*4*
EV Charging spaces	*14*
Shared spaces	*4*
Cycle spaces	*16*
Motorcycle spaces	*3*
UNIT 7	**62,990 ft²**
Warehouse	55,400 ft²
Office (FF)	3,860 ft²
Office (SF)	3,730 ft²
Car Parking spaces	58
Accessible Bays	*3*
EV Charging spaces	*12*
Shared spaces	*3*
Cycle spaces	*16*
Motorcycle spaces	*3*
Total GIA	**373,020 ft²**
Total Parking Spaces	**360**

Disclaimer:
Subject to survey.

Notes:

0 10 20 30 40 50
SCALE 1:1000 @ A1

N

KEY

- Site Boundary (847,890 ft² / 78,770 m² / 19.44 acres / 7.87 ha)
- Existing Substation
- Pedestrian & Cycle Route
- Proposed Fence Line
- Existing Fence Line
- Proposed Retaining Wall
- Refuse Store
- Amenity Area
- Insitu Concrete (with light brush finish)
- Truck Pave
- Asphalt
- Block paving
- Soft Landscaping
- New Entrance
- (1) Cycle Stands
- (2) Car Share Spaces
- (3) EV Charging Bays
- (4) Motorcycle Spaces
- (R) Refuse
- (A) Accessible Parking Bays
- (SS) Sub-Station
- Existing Trees
- Existing Trees to be Removed

Rev:	Notes:	Date:	Dwn:	Iss:
P07	Amendments to red boundary line	11.09.2026	CM	HA
P06	Amendments to unit 7 & Tree retention highlighted	09.09.2026	CM	HA
P04	Amendments to Layout	21.08.2026	AH	HA
P03	Amendments to Layout	14.08.2026	AH	HA
P02	Amendments to Layout	12.08.2026	AH	HA
P01	First Issue	06.08.2026	AH	HA

Suitability Code:
PLANNING

Client:
AVIVA INVESTORS

hale
ARCHITECTURE | DESIGN MANAGEMENT
22c Leathermarket Street, London, SE1 3HP

Project:
Atlas Business Park
Manchester

Drawing Title:
Proposed Site Plan

Project No: 20071
Scale @ A1 / A3: 1:1000 / 1:2000
Drawing No: 20071-HAL-ZZ-ZZ-DR-A-PL003
Revision: P07

LEGEND:

- ORNAMENTAL PLANTING: herbaceous & shrub planting.
- NATIVE SHRUB PLANTING: native shrub and small tree planting seeded with Emorsgate Seeds EW1 'Woodland Mix'.
- FLOWERING LAWN: areas to be turfed with a species rich lawn turf WFTSRP as supplied by Wildflower Co.
- WILDFLOWER: native species rich wildflower grass mix Emorsgate Seeds EM2 'Standard General Purpose'. Existing areas of grassland made good or scarified and overseeded.
- REINFORCED GRASS: plastic grid paver with grass infill to engineers details - to be seeded with Germinal Seeds A4 'Low Maintenance Grass Mix'.
- ORNAMENTAL HEDGE: evergreen / deciduous hedging as detailed.
- NATIVE MIXED HEDGEROW: native deciduous & evergreen species.
- ORNAMENTAL GRAVEL: pea gravel from local source; 50-75mm minimum depth; refer to notes.
- EXISTING VEGETATION: existing scrub & grassland vegetation areas to be retained and enhanced.
- DECIDUOUS TREES: native species standard tree planting.
- EXISTING TREES & SCRUB: to be retained and protected in accordance with BS5837:2012 based on arboriculturalists Tree Constraints Plan.
- EXISTING TREES TO BE REMOVED

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Refer any query to office of origination.

rev	date:	amendments:	alt:
P02	26/08/26	Layout amendments.	E.H
P03	24/09/26	Tree retention & planting amendments.	E.H

bea landscape design ltd

client:
AVIVA LIFE & PENSIONS UK LTD

project:
ATLAS PARK DEVELOPMENT
MANCHESTER

title:
LANDSCAPE STRATEGY PLAN

status:
PLANNING

date:	drawn:	number:
JUL'26	E.C.H	BEA-26-043-01
scale@A0:	checked:	revision:
1:550	T.G-W	P03

Landscape Institute Registered Practice

bea Landscape Design Ltd
132A "The Westlands", Compton Road,
Wolverhampton, WV3 9QB

T: 01902 424 950 / 01902 425 001

E: info@bealandscape.co.uk
W: www.bealandscape.co.uk

Appendix A – Statutory Biodiversity Metric Calculation Tool

(Issued Separately)

Appendix B – Habitat Condition Assessment Sheets

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Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

Habitat Description

ukhab – UK Habitat Classification													
On-site or off-site, site name and location		**Survey date and Surveyor name**											
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)		**Habitat parcel reference**											
		G3c1	G3c2	G3c3									
Condition Assessment Criteria		**Grid reference**											
		SJ 83786 85965	SJ 83854 86023	SJ 83761 86103									
		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).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	Yes	Yes									
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Yes	Yes									
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Yes	Yes	Yes									
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	Yes	Yes									
E	Combined cover of species indicative of suboptimal condition[3] 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[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Yes	Yes	Yes									
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 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	No	No									

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

Suggested enhancement interventions to improve condition score

Notes
Footnote 1 - Professional judgement should be used alongside the UKHab description. **Footnote 2** – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. **Footnote 3** - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* . There may be additional relevant species local to the region and or site. **Footnote 4** – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. **Footnote 5** – Wildlife and Countryside Act 1981 (as amended).

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Condition Sheet: SCRUB Habitat Type

Habitat Types

Heathland and shrub - Blackthorn scrub
Heathland and shrub - Gorse scrub
Heathland and shrub - Hawthorn scrub
Heathland and shrub - Hazel scrub
Heathland and shrub - Mixed scrub
Heathland and shrub - Dunes with sea buckthorn (H2160)
Heathland and shrub - Willow scrub

Habitat Description

For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)
For other scrub types see:	ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**										
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		**Habitat parcel reference**										
		H3j1	H3h	H3j2								
		Grid reference										
		SJ 83460 86019	SJ 83733 85994	SJ 83757 86079								

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana* , common juniper *Juniperus communis* , sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens* , which can be up to 100% cover).	Yes	Yes	Yes								
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	No	No	No								
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Yes	Yes	Yes								
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	No	No								
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	Yes	No								
	Number of criteria passed	3	3	2								

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

Suggested enhancement interventions to improve condition score

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Condition Sheet: URBAN Habitat Type

Habitat Types

Sparsely vegetated land - Ruderal/Ephemeral
Sparsely vegetated land - Tall forbs
Urban - Allotments
Urban - Biodiverse green roof
Urban - Bioswale
Urban - Cemeteries and churchyards
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Intensive green roof
Urban - Open mosaic habitats on previously developed land
Urban - Rain garden
Urban - Sustainable drainage system (SuDS)
Urban - Vacant or derelict land
Urban - Bare ground

Habitat Description

See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats:	ukhab – UK Habitat Classification		

On-site or off-site, site name and location		**Survey date and Surveyor name**	
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	S 81
		Grid reference	SJ 83734 86005

	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.	No		
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.	No		
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Yes		
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:				
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.			
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:				
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].			
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.			
Additional Criterion - must be assessed for **Intensive green roofs** only:				
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).			
Additional Criterion - must be assessed for **Biodiverse green roofs** only:				

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G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**											
Essential criteria relevant for habitat type achieved (Yes or No)		No										
Number of criteria passed		2										
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)	Yes										
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)											
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 4 criteria.	Poor (1)											
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)											
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 2 or fewer of 5 criteria.	Poor (1)											
Suggested enhancement interventions to improve condition score												
Footnotes												

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Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:

Woodland Wildlife Toolkit (sylva.org.uk)

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

On-site or off-site, site name and location		**Survey date and Surveyor name**		**Habitat parcel reference**															
				W1g3	W1g1	W1g2													
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**		**Grid reference**															
				SJ 83595 85958	SJ 83838 86094	SJ 83846 86026													

Condition Assessment Criteria

	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator											Notes (such as justification)
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	1	2	2									
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	3	2									
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	3	3									
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	3	2	1									
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	3	3									
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	1	3	2									
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	1	1									

H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	3	3									
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	1	1									
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	1	2	1									
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	1	1									
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1	2	1									
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	3	3	3									
				Total Score (out of a possible 39)	26	29	24									

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

Suggested enhancement interventions to improve condition score

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Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

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

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

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location			**Survey date and Surveyor name**									
			Survey reference (if relating to a wider survey)									
Limitations (if applicable)			**Habitat parcel reference**									
			T1, T2, T8-10	T11	T3, T25-54	T4-5, T12-16	T18-19, T23	T6, T7, T17	T20-22, T24	T55	T56	
			Grid reference									
Condition Assessment Criteria			**Criterion passed (Yes or No)**									**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).		No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].		Yes	Yes	Yes	Yes	Yes	No	No	No	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	No	Yes	No	No	No	No	No	Yes	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
		Number of criteria passed	4	4	5	5	5	4	4	4	4	
Condition Assessment Result (out of 6 criteria)		**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria		Good (3)			Yes	Yes	Yes					

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

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Condition sheet: HEDGEROW Habitat Types

Habitat Type

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

Habitat Description

ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference** H1 / **Grid reference** SJ 83495 85956

Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**	**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	

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B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes											
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No										
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes											
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes											
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes											
Additional group - applicable to hedgerows with trees only															
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.												
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.												

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

Condition categories for hedgerows without trees			**Score achieved**						
Category	**Category Requirements**	**Metric Score**							
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3							

Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (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:										
Condition categories for hedgerows with trees			**Score achieved**							
Category	**Category Requirements**	**Metric score**								
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3								
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2								
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1								
Score achieved:										
Suggested enhancement interventions to improve condition score										

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