

**LAND OFF COBBETT WAY, BOTELY
SOUTHAMPTON**

**BIODIVERSITY NET GAIN
ASSESSMENT**



A Report to: The Trustees of The
Mulberry Investments Pension Scheme

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1. INTRODUCTION

1.1 BACKGROUND

In March 2023, The Trustees of The Mulberry Investments Pension Scheme commissioned MMEcology to undertake a Biodiversity Net Gain (BNG) assessment at a parcel of land off Cobbett Way, in Botley, Southampton. This assessment is required to inform a planning application associated with a new housing development of up to 34 dwellings, along with new access from Cobbett Way and landscaping. Figure 1 below shows the proposed site layout.



Figure 1. Proposed site layout

To fulfil the above brief, it was necessary to assess the existing ecological interest of the site. Therefore, a walkover survey was undertaken on 12 June 2023. This document outlines the survey findings and interprets the outcome of the Metric and aims to establish whether the proposals will be able to deliver measurable net gain in biodiversity through using the current recognised biodiversity metric to calculate the value of the site before and after development.

1.2 SITE DESCRIPTION

The application site is located at National Grid Reference SU 50437 13058, to the south of Broad Oak, between the residential areas of Botley to the east and Hedge End to the west. To the east of the site is residential dwellings with their private gardens, with paddocks located to the west. To the south is a small, wooded area, with a row of dwellings and their gardens forming the northern boundary of the site.

The application site is covered by a grass field, with a mature tree line and dry ditch located immediately outside the western boundary of the site. A small area of woodland is

located immediately outside the south of the site. The field boundaries support managed bramble scrub, with a small section of a stream located within the north-eastern corner. The site is approximately 2.9 hectares in size.

The site is situated within a semi-urban setting with paddocks to the west, beyond which are densely populated residential buildings. Whilst there is a row of dwellings to the north, beyond Broad Oak is an industrial estate, grass fields and wooded pockets. To the south is a mix of grass fields and woodland, with low-density residential buildings. To the east is a small residential area with more grass fields, wooded areas and low-density commercial units. Figure 2 shows the location of the site in the wider landscape.



Figure 2. Location of the proposed site (Source: Google maps)

2. METHODOLOGIES

2.1 DESK STUDY

An ecological desk study was conducted in March 2023 to determine the presence of any designated nature conservation sites and protected species within a 2km radius of the site. This involved obtaining information from statutory and non-statutory organisations which hold ecological data relating to the survey area, including:

- Natural England - Multi Agency Geographic Information for the Countryside (MAGIC) online database (<http://magic.defra.gov.uk>)
- Hampshire Biological Information Centre (HBIC)

The desk study included a search for European and UK statutory nature conservation sites and non-statutory local designations.

2.2 UKHAB SURVEY

The walkover survey was conducted following the Phase 1 Habitat Survey methodology of the Joint Nature Conservation Committee (JNCC, 2010) and the Institute of Environmental Assessment (IEA, 1995). Phase 1 Habitat Survey is a standard technique for classifying and mapping British habitats. The aim is to provide a record of habitats that are present on site. During the survey, the presence, or potential presence, of protected species was noted.

Whilst Phase 1 Habitat Survey is the most widely used habitat classification system, UKHAB has been designed to build on this existing system. *It is a fully translatable, hierarchical system that integrates with all major classifications in use in the UK. The system includes translation tables that allow legacy datasets to be translated into UKHAB and for habitat data collected using other systems to be seamlessly integrated. The combination of primary habitats and secondary codes is a major strength of the system, allowing habitat mosaics, habitat management, origins and other environmental and species features to be added directly to each coded primary habitat. This removes the need for complex target notes and substantially increases consistency and spatial accuracy of recording important features by attaching secondary codes directly to habitat polygons or linear features.* Therefore, for each habitat type recorded on site, the equivalent UKHAB category was also added. The habitat map provided in Appendix 1 is based on UKHAB classification.

2.3 BIODIVERSITY NET GAIN

This Biodiversity Net Gain Assessment was undertaken using DEFRA's Biodiversity Metric version 4.0 Calculation Tool (Natural England, 2023).

The calculator provides a score which represents the biodiversity value of each area of habitat by applying multipliers, based on a number of components of biodiversity quality. These components include:

- **Habitat Type** - Areas of existing habitat that make up the on-site baseline were identified during the Phase 1 Habitat Survey of the site using the UKHAB classifications.
- **Habitat Area** - Areas of existing, retained and proposed habitats were mapped and measured on site and using the available CAD drawings for the site (topographical survey and indicative Masterplan). Due to imprecisions associated with mapping the extent of existing and proposed habitats using site observations, aerial imagery, topographical plans and CAD drawings, the Biodiversity Net Gain (BNG) assessment cannot conclusively ensure that the extent of habitats is precisely quantified, although due care and attention has been given to ensure that the accuracy of the assessment is not misleading and is appropriate for the objectives proposed.
- **Habitat Distinctiveness** - The Habitat Distinctiveness scores are automatically assigned by the calculator.
- **Habitat Condition** - The condition of a habitat represents its relative quality judged against the perceived ecological optimum state for that particular habitat type. The condition of existing habitats was assessed during the Condition Assessment Field Survey undertaken on 12 June 2023. The condition assessment was based on the criteria within the Biodiversity Metric 4.0 Technical Supplement. For proposed habitat creation a 'Target Condition' is assigned which is the condition that it is proposed the habitat will achieve post-development and is based on the same criteria as the condition assessment.
- **Strategic Significance** - The Strategic Significance multiplier gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives. Sites such as statutory and non-statutory designated sites, Network Opportunity areas as identified by Hampshire Biodiversity Information Centre (HBIC) are considered to be areas formally identified in the local strategy, and on-site habitats adjacent or connected to these areas are considered "ecologically desirable but not in local strategy".
- **Difficulty Risk** - This is the risk associated with the delivery of biodiversity creation or enhancement due to uncertainty in the effectiveness of techniques to create or restore a particular habitat type.

- Temporal Risk - For some habitat types, it can take a long time to achieve the Target Condition. The temporal risk multiplier reflects this temporary reduction in quality.
- Spatial Risk - Where habitat creation is being undertaken to offset habitat loss as a result of the proposals, it is beneficial for such offsetting to be delivered in proximity to the original loss, ideally within the site itself. For offsetting delivered further afield a negative multiplier is applied.

Once these calculations are completed, a pre- and post-development biodiversity value of the site is provided, which allows an assessment to be made of the net biodiversity losses or gains at the site.

The pre-development biodiversity value of the site is based on the current baseline of the habitats on site as recorded during the UKHAB survey and Habitat Condition Assessment survey undertaken on 12 June 2023, which is within the accepted window for undertaking such surveys. The post-development biodiversity value of the site is based on information provided by the applicant and the Indicative Landscape.

3. RESULTS

3.1 INTRODUCTION

The Metric Calculations has been provided as a stand-alone Excel Spreadsheet, with the summary of metric calculations provided in Appendix 1. Other documents which should be read in conjunction with this report are the Baseline Habitat Map (Appendix 2), Post-development Habitat Map (Appendix 3) and Habitat Condition Assessment Sheets (Appendix 4).

3.2 PRE-DEVELOPMENT HABITAT

The current baseline habitats on site as classified according to the UKHAB classification and baseline units are shown in Table 1 below:

A. Broad Habitat	B. Habitat type	Total habitat units onsite
Heathland and shrub	Mixed scrub	0.35
Heathland and shrub	Bramble scrub	1.01
Grassland	Modified grassland	8.42
Individual trees	Urban tree	2.65

The total current on-site baseline units are 12.43 habitat units.

Of the above habitats, all will be lost to facilitate the development or to create higher quality habitats on site, with the exception of the trees on site which will be retained. However, a small number of stumps were recorded during the walkover survey of the site. It is not clear when these trees were felled. However, based on the diameter of the stump, their size was calculated and as the remaining trees on site are of moderate condition, a moderate condition was appointed to them, with their loss counted in the Metric calculations.

3.3 POST-DEVELOPMENT HABITATS

Post-development habitats as classified according to the UKHAB classification and the units they will generate are shown in Table 2 below:

A. Broad Habitat	B. Habitat type	Habitat units created onsite
Lakes	Ponds (non-priority habitat)	1.33
Urban	Vegetated garden	1.10
Heathland and shrub	Mixed scrub	1.85
Individual trees	Urban tree	1.52
Grassland	Modified grassland	0.98
Grassland	Other neutral grassland	6.75
Urban	Developed land; sealed surface	0.00

Post-development, the new habitats include areas of hardstanding in the form of new dwellings, garages, access roads and car parking areas and vegetated gardens forming the front and rear private gardens.

There will also be areas of amenity grassland (modified grassland) created along the access roads, around car parking areas, play areas and public open spaces in association with the flats and some of the dwellings. Instead of the general lawn seed mixture, these areas will be sown with a species-rich lawn mixture such as Emorsgate EL1 or equivalent. The seed mix will contain species such as lady's bedstraw *Galium verum*, rough hawkbit *Leontodon hispidus*, oxeye daisy *Leucanthemum vulgare*, birds foot trefoil *Lotus corniculatus*, cowslip *Primula veris*, selfheal *Prunella vulgaris*, meadow buttercup *Ranunculus acris* and red clover *Trifolium pratense*. The mixture will contain slow growing grasses with a selection of wildflowers that respond well to regular short mowing, which is expected of such spaces.

There will be a total of 111no. new native trees (extra heavy standard trees) planted within areas of soft landscaping on site. The final list of species to be planted will be determined within the Soft Landscaping Scheme. However, species such as cherry *Prunus sp.*, apple *Malus sp.*, whitebeam *Sorbus subg. Aria* and oak *Quercus robur* will be used.

Furthermore, there will be large areas of native scrub planting along the southern and northern boundaries, within the Public Open Space in the west (mainly associated with the two new ponds) and within smaller areas of open space on site. Scrub species are to

include species such as dogwood *Cornus sanguinea*, elder *Sambucus nigra*, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, field maple *Acer campestre*, guelder rose *Viburnum opulus*, hazel *Corylus avellana*, and holly *Ilex aquifolium*.

Two new ponds will be created in the west, within the area of Public Open Space. These ponds will be seeded with a wetland wildflower meadow seed mix, containing a minimum of 34 native wildflowers and grasses which require a low-maintenance care regime. The strongly rooted grasses aid soil stabilisation, whilst flowering plants are of value to pollinators, making them ideal for slopes, banks, damp soils and the margins of ponds.

The western area of Public Open Space will be converted to 'other neutral grassland' seeded with a mixture of species-rich wildflower meadow grassland such as Emorsgate EM1 or equivalent and a species-rich tussock grassland such as Emorsgate EM10 or equivalent. These mixtures include species such as Yarrow *Achillea millefolium*, Agrimony *Agrimonia eupatoria*, Common Knapweed *Centaurea nigra*, Greater Knapweed *Centaurea scabiosa*, Meadowsweet *Filipendula ulmaria*, Field Scabious *Knautia arvensis*, Meadow Vetchling *Lathyrus pratensis*, Birdsfoot Trefoil *Lotus corniculatus*, Musk Mallow *Malva moschata*, Salad Burnet *Poterium sanguisorba*, Ribwort Plantain *Plantago lanceolata*, Meadow Buttercup *Ranunculus acris*, Red Campion *Silene dioica*, Crested Dogstail *Cynosurus cristatus*, Red Fescue *Festuca rubra*, Tufted Hair-grass *Deschampsia cespitosa* and Cocksfoot *Dactylis glomerata*.

It is understood that 86m of new, species-rich hedgerow, will also be incorporated into the Soft Landscaping scheme for the site. As there are currently no hedgerows located within the application site, there will be a 100% net gain in hedgerow units.

A management plan (to be secured via a planning condition) will be prepared and implemented to ensure that the newly created habitats and the habitats to be enhanced will achieve the anticipated habitat condition.

The anticipated post-development biodiversity units are 14.88 habitat units. Resulting in a total net gain of 19.74% in habitat units. Furthermore, the trading rules have been met, meaning 'trading down' has been avoided and any habitat losses have been compensated for on a "like for like" or "like for better" basis.

4. CONCLUSION

The scheme is anticipated to deliver 14.88 habitat units. This represents a net gain of 2.45 habitat units, equivalent to 19.74% net gain. There will also be a 100% net gain in hedgerow units. Therefore, it can be concluded that the proposals are able to deliver a measurable net gain in biodiversity in line with the NPPF.

It should be noted that a 10% Net Gain has not been mandated yet. Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain from December 2023. It should also be noted that following an announcement by Defra, mandatory BNG will only apply to new applications for planning permission for developments made after November 2023 and therefore BNG cannot be applied retrospectively to planning applications that have been submitted before the implementation date¹. Nevertheless, the proposals are compliant with the future National and Local policies in relation to Biodiversity Net Gain.

¹ <https://defralanduse.blog.gov.uk/2023/07/20/bng-whats-happened-and-whats-coming-next/>

REFERENCES

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UK Habitat Classification Work Group, 2018. UK Habitat Classification User Manual. Available at: <https://UKHAB.org/>

National Planning Policy Framework (2021). Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

APPENDIX 1

BNG Headline Results

Broad Oak

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	12.43	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	14.88	
	Hedgerow units	0.63	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	2.45	19.74%
	Hedgerow units	0.63	0.00%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set ▲

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.45	
	Hedgerow units	0.63	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.45	
	Hedgerow units	0.63	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	19.74%	
	Hedgerow units	100.00%	
	Watercourse units	0.00%	

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	12.43	13.67	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Unit requirement met or surpassed ✓
Unit requirement met or surpassed ✓
Unit requirement met or surpassed ✓

APPENDIX 2

Pre-development Plan

UKHab Pre-Development Map June 2023

Site: Broad Oak,
Botley, SO30 2EU

- Site Boundary
- Bramble Scrub h3b
- Buildings u1b5
- Modified Grassland g4
- Mixed Scrub h3h
- Stream r2b
- Tress u1-11



APPENDIX 3

Post-development Plan

*It should be noted that due to the Outline nature of this planning application, only an indicative Masterplan was available at the time of preparing the BNG report and calculations. The minimum size of each habitat type (e.g. ponds, areas of amenity grassland, higher quality grassland, scrub, trees, etc.) were calculated and confirmed by the project Landscape Architect. The Post-development Plan is therefore only indicative.

Post Development Plan

Site: Broad Oak, Botley,
S023 2EU
Client: Doswell Projects



APPENDIX 4

Habitat Condition Assessment Sheets

Pre-development Habitats

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees			
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).	Yes	It is likely that the trees felled with only the stump present were native. The existing trees such as silver birch and oak are native.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual scattered trees automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	No	Based on the stump diameter, the felled trees are assessed to be mainly young with some semi-mature. The existing trees are considered to be young, early mature or semi-mature.
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	Not able to determine as the trees have already been removed. So, it has been assumed that the trees were healthy. The existing trees are considered to be healthy.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Due to the diameter of the stumps and their estimated age, it is unlikely that this criteria would have passed. This also applies to the existing trees.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHAB) Habitat Type(s)			
Grassland - Modified grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHAB description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	A total of 10no. 1m² quadrats were chosen on site. This was due to the size of the grassland on site and to provide a good coverage of the peripheries and central areas of the grassland. Below shows the total number of grass and forb species recorded in each quadrat, including those as per Footnote 1 such as creeping thistle, broad-leaved dock, creeping buttercup, white clover, etc.: Q1: 7 - Q2: 7 - Q3: 6 - Q4: 4 - Q5: 5 - Q6: 8 - Q7: 6 - Q8: 6 - Q9: 3 - Q10: 5 The average number of species for the 10 quadrats is 5.7. A number of areas were also recorded on site (visually assessed but not part of quadrats to ensure no bias) that contained <3 species. Therefore, whilst this criteria has not been met, as it is very close to meeting the criteria, instead of an overall 'poor' condition for the grassland, a 'fairly poor' condition has been chosen within the Metric.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Due to lack of management at the time of survey in June 2023, the grassland supported a uniform sward of rank vegetation. It was observed that the site had started being used for grazing by horses at the end of June/early July which is also likely to result in a uniformly short sward.
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Bramble scrub and saplings such as oak are present but they are <20%.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	There are areas with deep ruts likely to have been caused by movement of machinery during wet conditions. This was estimated to be approx. 0.1ha at the time of survey which is considered to be less than <5%. This was only found along the southern boundary of the site.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	There are areas of bare ground estimated to be less than 10%. However, this area had increased in July due to the use of the site for grazing horses. However, the status of the site at the time of initial survey was taken into account.

F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	None recorded at the time of survey.
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	√	
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: SCRUB Habitat Type			
UK Habitat Classification (UKHAB) Habitat Type			
Heathland and shrub - Mixed scrub			
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 species¹, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes	Only native species such as hazel, dogwood, blackthorn, hawthorn and sycamore were present. Whilst blackthorn is dominant, it has been estimated to cover approx. 75% of the cover; therefore, this criteria has just been met.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	No	Whilst this area is under management, it is evident that the scrub species were uniform aged and young/semi-mature and closely grown and therefore lacking seedling/saplings and mature specimens based on the regrowth.
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.	Yes	None recorded
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	Whilst to the north is a road and to the east and west is residential gardens, to the south is the grassland.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	The scrub appeared to be dense with no clearings, glades or rides prior to clearance.
Number of criteria passed			3

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

Habitat Condition Assessment Sheets

Post-development Habitats

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees			
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).	Yes	The majority of the trees to be planted will be native.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual scattered trees automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	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	This will be achieved through monitoring, remedial action and the 30 year management plan.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		

Condition Sheet: POND Habitat Type			
Habitat Type(s)			
Lakes - Ponds (non-priority habitat)			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland ¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Yes	According to the landscape plan, the pond is surrounded by wetland wildflower meadow, tussocky grassland, scrub and trees.
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes	This will be monitored through the 30 year management plan, with duckweed removed where required to ensure <10% cover.
D	The pond is not artificially connected to other waterbodies, e.g. agricultural ditches or artificial pipework.	Yes	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Yes	

F	There is an absence of listed non-native plant and animal species ³ .	Yes	This will be monitored through the 30 year management plan, with any non-native plants recorded removed.
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	Yes	Through the soft landscaping scheme, a variety of plants such as meadowsweet, yellow flag iris, soft rush, purple loosestrife, gypsywort, yellow water-lily, water starwort, broad-leaved pondweed, etc. will be incorporated into the design of the ponds to ensure this criteria is met.
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes	Any new trees to be planted will be set back to ensure <50% shading.
Number of criteria passed		9	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria	Good (3)	✓	
Passes 6 to 8 criteria	Moderate (2)		
Passes 5 or fewer criteria	Poor (1)		

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHAB) Habitat Type(s)			
Grassland - Modified grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHAB description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Yes	Emorsgate Flowering Lawn Mixture EL1 or equivalent will be used to ensure >6 species per square meter.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	The amenity areas will receive a uniform cut.
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Through management, no scrub will be allowed to develop.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	These areas are likely to get used by the residents/public but any potential damage will be remedied through additional seeding, etc. Monitoring will form part of the 30 year management plan.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Any areas of bar ground developed will be remedied through additional seeding, etc. Monitoring will form part of the 30 year management plan.

F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	None will be allowed to develop through monitoring and management.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	If monitoring records any, they will be removed as part of the monitoring and management plan.
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			6
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	✓	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHAB) Habitat Type(s)			
Grassland - Other neutral grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHAB description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHAB for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	g3c other neutral grassland states any grassland with the cover of perennial ryegrass <30% and the species diversity is between 9 and 15 per square meters. No ryegrass will be used in the seed mixtures, and the number of species per square meter could be achieved through using Emorsgate EM1 or equivalent and a species-rich tussock grassland such as Emorsgate EM10. Therefore, this criteria will be met.
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	The 30 year management plan will specify that at least 20% of this habitat will be left to develop a taller sward, with the remaining areas receiving a short cut.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	Yes	Any areas of bare ground developed will be remedied through additional seeding, etc. Monitoring will form part of the 30 year management plan.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	None will be allowed to develop through monitoring and management.
E	Combined cover of species indicative of sub-optimal condition² 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 species³ (as listed on Schedule 9 of WCA⁴) are present, this criterion is automatically failed.	Yes	The monitoring and 30 year management plan will remove any thistle, dock, nettle, etc. through spot treatment, physical removal or changing the mowing regime. If any invasive non-native plant as listed on Schedule 9 of WCA are recorded, they will be removed/treated through the monitoring and management plan.
Additional Criterion - must be assessed for all non-acid grassland types			

F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	An appropriate seed mix will be used to ensure >10 species per square meter.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	
Number of criteria passed		6	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
Non-acid grassland Types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	✓	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		

Condition Sheet: SCRUB Habitat Type			
UK Habitat Classification (UKHAB) Habitat Type			
Heathland and shrub - Mixed scrub			
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 species¹, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes	At least 10, native, woody species used such as blackthorn, hawthorn, elder, dogwood, field maple, guelder rose, dog rose, holly and hazel will be used.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	Yes	A mixture of different aged plants will be planted. The scrub planting will be spaced appropriately to allow seedlings and saplings developing through the years, whilst the planted scrub gradually mature in 30 years.
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.	Yes	No invasive, non-native species will be planted. Through management, any species indicative of sub-optimal condition such as cherry laurel, buddleia, etc. will be removed.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	The newly planted scrub will be surrounded by areas of tussocky grassland and trees.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	Small rides will be cleared and maintained within the planted scrub and monitored through management.
Number of criteria passed			5
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 criteria	Good (3)	✓	

Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		