

PRIORY GRANGE NURSING HOME RHOS ON SEA

Biodiversity Net Gain Assessment

December 2024



Report Control Sheet

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//	15/01/2025	Amended final report sent to Client	KBrewer	OC	OC

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1 INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Root3 Associates Ltd to prepare a Biodiversity Net Gain (BNG) Assessment for the proposed works at Priory Grange Nursing Home, 13-17 Kenelm Road, Rhos on Sea, LL28 4EE. This report has been prepared to inform a planning application for the extension and renovation of the existing care home with additional parking and associated landscaping.

1.1.2. The author of this report is Andrew Taylor MSc, Ecological Project Manager and has been overseen by Olivia Collington BSc (Hons), MEnvSc, CEnv Director at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2023).

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located in the town of Rhos on Sea, (Grid reference: SH 84165 79815).



Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The report has been produced to document the methods, results, and conclusions of a BNG Assessment undertaken based on the proposed development for the site to fulfil the following:

- Ensure that the mitigation hierarchy has been applied.
- Identify the baseline habitats present and provide a condition assessment.
- Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats.
- Calculate the overall change in biodiversity score from pre- post development.
- Provide design recommendations to maximise potential net gain achievable.
- Provide an indication of likely outcomes and indicative cost as required.

1.4 PLANNING CONTEXT

- 1.4.1 The net-benefits for biodiversity approach by Welsh Government has the same intent to deliver an overall improvement in biodiversity.
- 1.4.2 The National Plan 2040 (2021) introduced specific policies that safeguard areas for the purposes of improving the resilience of ecological networks and ecosystems services, to identify areas for the provision of green infrastructure, and to secure biodiversity enhancement.

2 METHODS

2.4 EXISTING HABITAT (BASELINE)

2.1.1. A walkover of the site was undertaken by Collington Winter Environmental Ltd in November 2024. The methods were based on the standard methodology as detailed by UK HAB Methodology. A UK HAB Plan has been provided in the appendix of this report.

2.5 PLANNING LAYOUT (POST-DEVELOPMENT)

2.5.1 The Location Plan created by Root3 Associates Ltd (reference: Landscape Plan – R3-733-03-LA-01C) has provided a red line boundary as well as the habitats to be incorporated within the site.

2.6 STATUTORY BIODIVERSITY METRIC

2.6.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA, the site's UK Habitat map and the Site Plan. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person – definition in BS8683:2020.

2.6.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

2.7 HABITAT SCORING

2.7.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

Baseline Units

2.7.2 To assess the quality of a habitat and therefore calculate the units scored the Statutory Biodiversity Metric utilises three scoring factors as detailed below.

Condition

2.7.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2023).

Distinctiveness

2.7.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (The Statutory Biodiversity metric).

Strategic Significance

2.7.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies.

Post Development Units

2.7.6 Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk "Time to target condition".
- Spatial Risk (when offsite mitigation is necessary)

2.8 LIMITATIONS OF ASSESSMENT

- 2.8.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.
- 2.8.2 Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate.

Table 2.1 Limitations Review

Limitation	Analysis
Competence of surveyor	Condition Assessment was undertaken by Andrew Taylor who holds 2 years' experience and was overseen by Olivia Collington who holds over 10 years' experience. Olivia Collington BSc (Hons), MEnvSc, CEnv, Managing Director at Collington Winter Environmental Ltd who has over 10 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	The metric was completed by Andrew Taylor and overseen by Olivia Collington who holds 10 years' experience.
Age of survey data	The condition assessment was undertaken in November 2024 and is therefore less than 6 months old. There is no constraint to the age of survey data and this falls within best practice guidance.
Timing of survey	The survey was undertaken in November which is a sub-optimal time of year to undertake condition assessments due to the lack of vegetation and inability to assess presence of invasive non-native species accurately. In this instance, a precautionary approach has therefore been taken and the presence of invasive non-native species assumed as a "worst case" scenario.
Departure from best practice guidance	No departure from best practice guidance.

3 BASELINE CONDITIONS - HABITATS

3.1. STRATEGIC SIGNIFICANCE

3.1.1. The site is “Location ecologically desirable but not in local strategy”.

3.2. HABITATS PRE-DEVELOPMENT

3.2.1. Table 3.1 summarises the baseline habitats and condition assessment. Please refer to the Appendix 1 for the Condition Assessment Sheets for each habitat.

Table 3.1 Habitat Type and Condition Assessment (pre-development)

Habitat Type	Area (hectares)	Condition	Description
Developed Land; Sealed Surface	0.137	N/A - Other	Building and associated pathways
Modified Grassland	0.05	Poor	Grass lawn dominated by cock's foot. Other species include red fescue, creeping bent and creeping buttercup.
Tall forbs	0.0077	Poor	Parcel of tall forbs dominated by bitter dock.
Introduced Shrub	0.009	Condition Assessment N/A	Introduced shrub planting including oregano, stinking iris, Mexican orange, African lily.
Urban Tree	0.0529	Moderate	A total of 13 small trees in moderate condition
Urban Tree	0.0326	Moderate	A total of two medium trees in moderate condition. Species include weeping willow and cedar
Habitat Type	Length (KM)	Condition	Description
Non-native and ornamental hedgerow	0.013	Poor	Privet hedgerow
Non-native and ornamental hedgerow	0.013	Poor	Privet and cherry laurel hedgerow
Non-native and ornamental hedgerow	0.007	Poor	Cherry laurel hedgerow.

3.3. RETAINED & ENHANCED HABITATS

3.3.1. A total of two medium trees and seven small trees will be retained within the development

3.3.2. A total of 0.02 km of non-native and ornamental hedgerow will be retained within the development.

3.4. LOST HABITATS

3.4.1. All other habitats will be lost to the development.

3.5. PRE- DEVELOPMENT HABITAT BASELINE

3.5.1. Please refer to Table 3.3 summarising the Habitat Baseline for the calculation, demonstrating habitats to be retained, enhanced and/or lost.

Table 3.3 Habitat Baseline

	<i>On site Baseline</i>	<i>Retained</i>	<i>Enhanced</i>	<i>Lost</i>
<i>Habitat (Area) Units</i>	<i>0.90</i>	<i>0.54</i>	<i>-</i>	<i>0.36</i>
<i>Hedgerow Units</i>	<i>0.04</i>	<i>0.03</i>	<i>-</i>	<i>0.01</i>

4 HABITAT CREATION

4.1.1. Please refer to the Proposed Site Plan created by Root3 (reference: Landscape Plan – R3-733-03-LA-01C) for the proposed development. It is considered the development will have a 1-year delay in starting habitat creation.

Table 5.1 Habitat Creation

Proposed habitat	Area (hectares)	Distinctiveness		Condition		Habitat Units Delivered
		Distinctiveness	Score	Condition	Score	
Developed Land: Sealed Surface	0.1453	V.Low	0	N/A - Other	0	0
Modified Grassland	0.0319	Low	2	Poor	1	0.04
Modified Grassland	0.008	Low	2	Moderate	2	0.07
Introduced Shrub	0.0187	Low	2	Condition Assessment N/A	1	0.04
Urban Tree	0.0733	Medium	4	Moderate	2	0.24

Table 5.2 Hedgerow Creation

Proposed habitat	Length (KM)	Distinctiveness		Condition		Habitat Units Delivered
		Distinctiveness	Score	Condition	Score	
Non-native and ornamental hedgerow	0.015	V.Low	1	Poor	1	0.02
Non-native and ornamental hedgerow	0.045	V.Low	1	Poor	1	0.05
Non-native and ornamental hedgerow	0.003	V.Low	1	Poor	1	0.00

5 SUMMARY

5.1.1. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation create a net gain of 0.01 habitat units equating to a net gain of biodiversity within the site of 1.06%. **The trading rules have been satisfied.**

5.1.2. The report and DEFRA Statutory Biodiversity Metric have also demonstrated that the proposed habitat creation produces a net gain of 0.06 Hedgerow Units equating to a net gain of 156.57% net percentage gain. **The trading rules have been satisfied.**

Figure 5.1 On site net %

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.01
	<i>Hedgerow units</i>	0.06
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	1.06%
	<i>Hedgerow units</i>	156.57%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	


5.1.3. As the application is in Wales, the site does not need to meet the 10% net gain, an overall net gain of biodiversity is targeted and has been met by meeting a minimum of 1% net gain.

5.1.4. A 30 Year Habitat Management and Monitoring Plan (HMMP) will be required as part of the BNG assessment, to demonstrate how the targeted conditions of post development habitats are to be met. The HMMP will detail full management prescriptions, focussing on the new trees within the site, for the 30-year period required as best practice for biodiversity net gain.

6 BIBLIOGRAPHY

- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format)

APPENDIX 1 – SITE PHOTOGRAPHS

Description	Photograph
Modified Grassland	
Developed Land; Sealed Surface	

Tall Forbs



Introduced Shrub

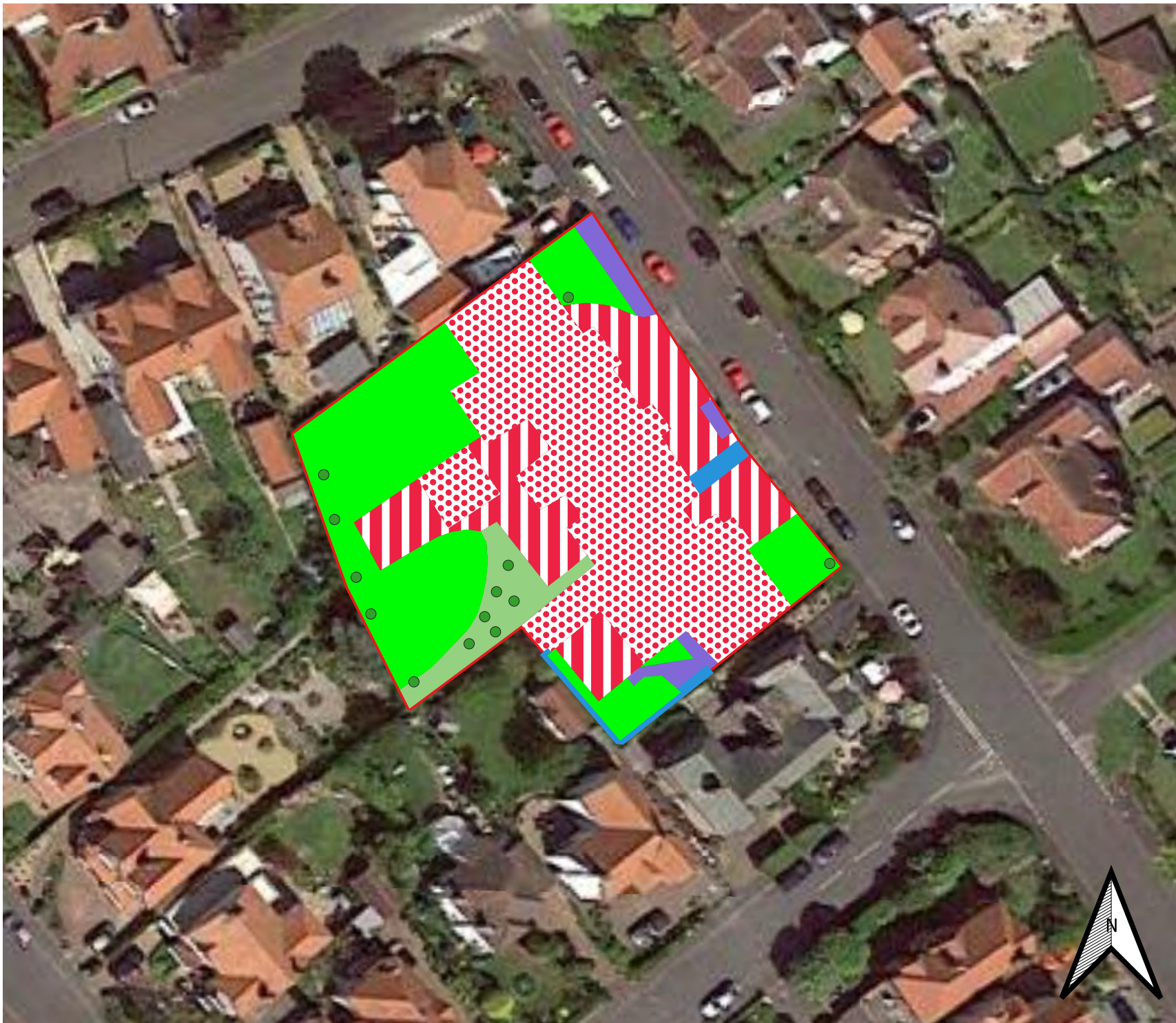


Non-native and Ornamental Hedgerow






Individual trees





Priory Grange Nursing Home
- UKhab
Date: 20.12.2024

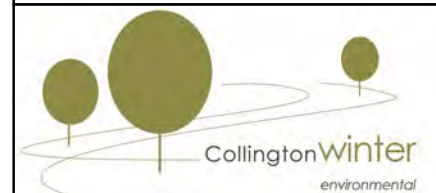
-  Individual Trees
-  Modified Grassland
-  Ornamental Hedgrows
-  Tall Forbs
-  Developed Land Sealed Surface
-  Introduced Shrub
-  Buildings
-  Red Line Boundary

Scale: 1:600

Drawn By: CW

Checked By: OC

Approved By: OC



Client: Root3 Associates Ltd

Site: 13-17 Kenelm Rd, Rhos on Sea

Project Number: 20-1830

Rev: 1.0

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Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

On-site or off-site, site name and location	Rhos on Sea - on Site	Survey date and Surveyor name	25-Nov
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SH 84161 79817	Habitat parcel reference	

Habitat Description

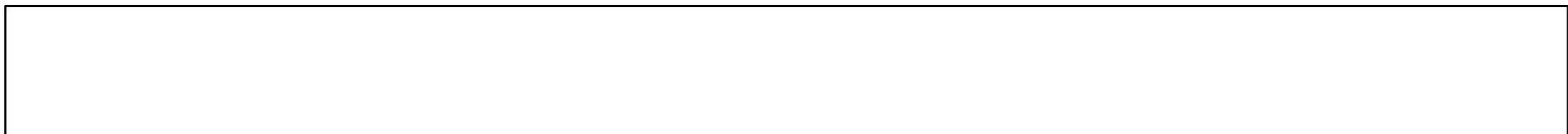
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[ukhab – UK Habitat Classification](#)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	<p>There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.</p> <p>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.</p>	N	
B	<p>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.</p>	N	
C	<p>Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).</p> <p>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.</p>	Y	
D	<p>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.</p>	Y	
E	<p>Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².</p>	Y	
F	<p>Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.</p>	Y	

G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
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)	Y	
Suggested enhancement interventions to improve condition score			
Footnotes			
<p>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> .</p> <p>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.</p> <p>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.</p> <p>Footnote 4 – Wildlife and Countryside Act 1981 (as amended).</p>			

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 <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.			
Habitat Description			
Individual trees T1 - Willow			
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	Rhos on Sea - on Site	Survey date and Surveyor name	25/11/2024 Andrew Taylor
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SH 84161 79817	Habitat parcel 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).	y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	n	
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.	y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	n	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	y	
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	y	
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 score²			



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 <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.			
Habitat Description			
Individual trees T6 - Cedar			
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	Rhos on Sea - on Site	Survey date and Surveyor name	25/11/2024 Andrew Taylor
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SH 84161 79817	Habitat parcel 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).	N	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	n	
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.	y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	n	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	y	
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	y	
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 score²			



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			
Tall forbs			
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	Rhos on Sea - on site	Survey date and Surveyor name	25/11/2024 Andrew Taylor
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SH 84161 79817	Habitat parcel reference	
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.	N	
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.	N	
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).	Y	
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:			
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)			
Number of criteria passed			
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)	Y
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			

APPENDIX 2 – POST DEVELOPMENT TARGET HABITAT CONDITIONS

Habitat Type: Individual Trees		Target Condition: Moderate
Condition Assessment Criteria		Targeted?
A	The tree is a native species (or more than 70% within the block are native species).	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
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
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

