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Biodiversity Net Gain Assessment

Site Address:

Boldon Miners' Welfare Ground, Boldon Colliery, Tyne and Wear, NE35 9AL

Client:

Ian Tinnion

Assessment Date:

1st June 2026

Project:

This report is prepared to inform a planning application with South Tyneside Metropolitan Borough Council**.** The proposal is described as:

"The installation of a 2 lane non-turf cricket practice net".

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

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

Site Location and Context

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

The survey site is centred on National Grid Reference NZ 34643 62018 and has an area of approximately 0.17ha.

The site comprises a fenced off area of grassland to the north of the sports pitches associated with Boldon Miners Welfare Ground. The area is fenced off and is periodically cut. A single tree is located at the southeast site boundary. The immediate surrounds comprise sports pitches to the south and east, and woodland to the north and west. The local area is suburban, comprising residential and retail units. The A19 Road is located ~0.8km to the west. Waterbodies are located nearby, including a drainage ditch ~0.2km to the east, and the River Don, located ~0.6km to the south.

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

- Statutory BNG Metric – Boldon Miners Welfare Club NE35 9AL – v1 – 43021936 (Arbtech Consulting Ltd, 2026)
- Baseline Habitat Condition Assessment (BHCA) - Boldon Miners's Welfare Club NE35 9AL – v1 – 43021936 (Arbtech Consulting Ltd, 2026)
- Proposed Plan – Landscape Plan 1 Boldon Miners's Welfare Club NE35 9AL (2026)

Executive Summary

- The baseline habitat value of the site is **0.81** units, comprising 0.68 units of other neutral grassland (G-A and G-B), and 0.13 units of scattered trees.
- The post development habitat value of the site is **0.90** units, comprising 0.42 units of retained other neutral grassland (G-A and G-B), 0.13 units of retained scattered trees, 0.29 units of enhanced other neutral grassland (G-E), 0.06 units of created scattered trees, and 0 (no value) units of created developed land; sealed surface (proposed cricket lanes).
- This results in a net change in biodiversity of **+10.61%** (i.e. a net gain).

Introduction

<table>
<tr><th colspan="3">BNG Informative</th></tr>
<tr><td rowspan="2">Habitat Degradation Statement</td><td>Date reflected by BNG calculations</td><td>1st June 2026</td></tr>
<tr><td colspan="2">The baseline biodiversity value of the site is derived from the site as observed during the BHCA field survey (Arbtech Consulting Ltd, 2026). As evident in the screenshots of satellite imagery obtained from Google Earth dated 30th May 2020 and 29th June 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.


</td></tr>
<tr><td>Irreplaceable Habitat Statement</td><td colspan="2">No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.</td></tr>
<tr><td>Metric Version & Publication Date</td><td colspan="2">Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 3rd July 2025.</td></tr>
<tr><td>BNG Target Uplift</td><td colspan="2">+10%</td></tr>
<tr><td>National Character Area (NCA)</td><td colspan="2">14 - Tyne and Wear Lowlands</td></tr>
</table>

Strategic Significance	The strategic significance of habitats within the baseline assessment has been determined in accordance with the BNG Metric User Guide (Updated, July 2025)[1] and the published Local South of Tyne and Wear Local Nature Recovery Strategy - the one used below is the consultation draft of November 2025 (LNRS)[2]. According the LNRS interactive map[3], the application site falls within an **ACB – Areas that could become of particular importance for Biodiversity**. This zone is mapped as part of Nottinghamshire's Local Habitat Map and has been identified as having the potential to contribute to local nature recovery. The following priority and preferred actions relevant to the site have been listed below: • **WP1-Mb:** Undertake the restoration, enhancement and long-term positive management of ancient and native woodland to achieve good ecological condition. • **WP2-Ma:** Undertake the planting or allow for the natural regeneration and colonisation of native woodland, targeting the expansion, buffering and connection of existing woodlands.	 *Figure 3: The application site's approximate location (red square) within the LNRS interactive map.*

[1] https://assets.publishing.service.gov.uk/media/689c5ee17b2e384441636196/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf
[2] https://www.natureplan.org.uk/article/35469/Public-Consultation-Report
[3] https://eric-ne.maps.arcgis.com/apps/instant/basic/index.html?appid=b90a1e15917c416982918bcdc3561f99

	• **WP4-Mc:** Undertake the planting or allow for the natural regeneration and colonisation of native scrub, targeting the expansion, buffering and connection of existing areas of scrub of high conservation value.	
	In line with the BNG Metric User Guide, as the LNRS has been published for the site, all baseline strategic significance values for habitat parcels on site (within the identified area of potential measure) are set to 'low' (BNG User Guide p27, 2025). Any potential increase in strategic significance would only apply to post-development habitat creation or enhancement (where possible) if it were proposed in a mapped location and aligned with an LNRS potential measure. At the baseline stage, the published guidance is clear that all existing habitats are to be scored as **Low** strategic significance, regardless of ecological value or local conservation interest. When the BNG post-development assessment is undertaken, the following should be considered in regard to post-development strategic significance of habitats according to Table 7 of the BNG Metric User Guide (p. 27/28), as summarised below: • **High strategic significance =** Applied only if the parcel is mapped in the Local Habitat Map for a potential LNRS measure and *the proposed intervention is consistent with that mapped measure*. • **Medium strategic significance** = Cannot be applied where an LNRS is published. • **Low strategic significance** = Applied when the above conditions are not met. This includes cases where the intervention occurs in a mapped area but does not align with the specific potential measure proposed by the LNRS.	

Limitations
There were no specific limitations to the assessment.

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Other Neutral Grassland	G-A: 0.07833 ha G-B: 0.09196 ha	The site comprises a fenced-off area of disused grassland subject to limited management. The parcel is not a good example of its habitat type. Please see BHCA (Arbtech Consulting Ltd, 2026) for more information. The grassland has been split into two parcels for the purpose of this assessment. Parcel **G-A** includes the grassland within the proposed works boundary. Parcel **G-B** includes the remaining grassland withing the development boundary.	***Poor**: passes 4 of 6 criteria excluding essential criterion A.* assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
Urban Tree	Moderate: 0.0163 ha	There is a single tree on-site (T01). T01 is a multi-stemmed sycamore with DBH ~40cm and evidence of historic pruning. Please see BHCA (Arbtech Consulting Ltd, 2026) for more information.	**Moderate**: Passes 3 of 6 criteria. 1no – Medium (T01) assessed using 'Individual Trees' habitat type condition sheet.	**Low** Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Retained (A-1)	Other Neutral Grassland Other Neutral Grassland	G-A: 0.04579 ha G-B: 0.05876 ha	Retained parcels of fenced-off areas of disused grassland subject to limited management. The parcel is not a good example of its habitat type. Please see BHCA (Arbtech Consulting Ltd, 2026) for more information. The grassland has been split into two parcels for the purpose of this assessment. Parcel **G-A** includes the grassland within the proposed works boundary. Parcel **G-B** includes the remaining grassland withing the development boundary.	***Poor**: passes 4 of 6 criteria excluding essential criterion A.* assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
	Urban Tree	Moderate: 0.0163 ha	There is a single tree on-site (T01). T01 is a multi-stemmed sycamore with DBH ~40cm and evidence of historic pruning. Please see BHCA (Arbtech Consulting Ltd, 2026) for more information.	**Moderate**: Passes 3 of 6 criteria. 1no – Medium (T01) assessed using 'Individual Trees' habitat type condition sheet.	**Low** Strategic Significance
Created (A-2)	Urban Tree	0.0204 ha	Five new trees to be planted along the new fenceline erected to delineate the parcel of G-B which is designated for enhancements. These will be small native trees in moderate condition.	**Moderate**: Passes 3 of 6 criteria. assessed using 'Individual Trees' habitat type condition sheet.	**Low** Strategic Significance

	Developed land; sealed surface	DL-C 0.03255 ha	Proposed cricket lanes.	Habitat condition pre-determined as '**N/A**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Enhanced (A-3)	Other neutral grassland	0.033 ha	G-E, parcel to the west of G-B to be fenced off for enhancement to good condition. The below recommendations will achieve a condition score of "good": • Areas of other neutral grassland **must** be fenced off, to minimise damage through regular footfall, as this reduces the likelihood of achieving this habitat type. • The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description**.** • The grassland will have a varied sward height, with at least 20% measuring <7cm and at least 20% measuring >7cm. This provides resource opportunities for wildlife. • Bare ground must comprise between 1-5% of the total area of grassland, including localised areas such as rabbit warrens, areas which exceed this will be reseeded. Cover of bracken must comprise <20%, and cover of scrub <5% of the total area of grassland. • Management of this habitat parcel will be required to ensure the target condition is achieved. As such, access to the habitat parcel must be achieved from the road or similar, without encroaching on any private gardens, for external management to take place. • Other neutral grassland must **not** contain any invasive non-native species, as listed on Schedule 9 of the Wildlife and Countryside Act (1981). Physical damage and species indicative of sub-optimal condition must account for <5% of the total area. • There are **at least** 10 vascular plants per m^2 present, including forbs characteristic of the habitat type. Species to consider include creeping bent, ribwort plantain, sorrels, crested dog's tail, sweet vernal grass, fescues, small blue-green sedges, autumn hawkbit, yellow rattle, common meadow-rue, water mint, adder's	***Good**: passes 6 of 6 criteria including essential criterion A.* assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance

			tongue, meadow buttercup, creeping thistle, creeping buttercup, white clover, red clover, rough hawkbit, meadowsweet, ox-eye daisy, Yorkshire fog, false oat grass, meadow brome, cocksfoot grass, willow herb, thistles, dead nettles, ragwort, broadleaved plantain, spear thistle, broadleaved dock, cleavers, field horsetail, smooth hawksbeard, self-heal etc. **Yellow rattle planting is recommended to inhibit the growth of non-target species.** Further information on the management and monitoring of the grassland should be included in the Habitat Management and Monitoring Plan (HMMP), which may be requested as a condition by the LPA.		

Change of Biodiversity Value

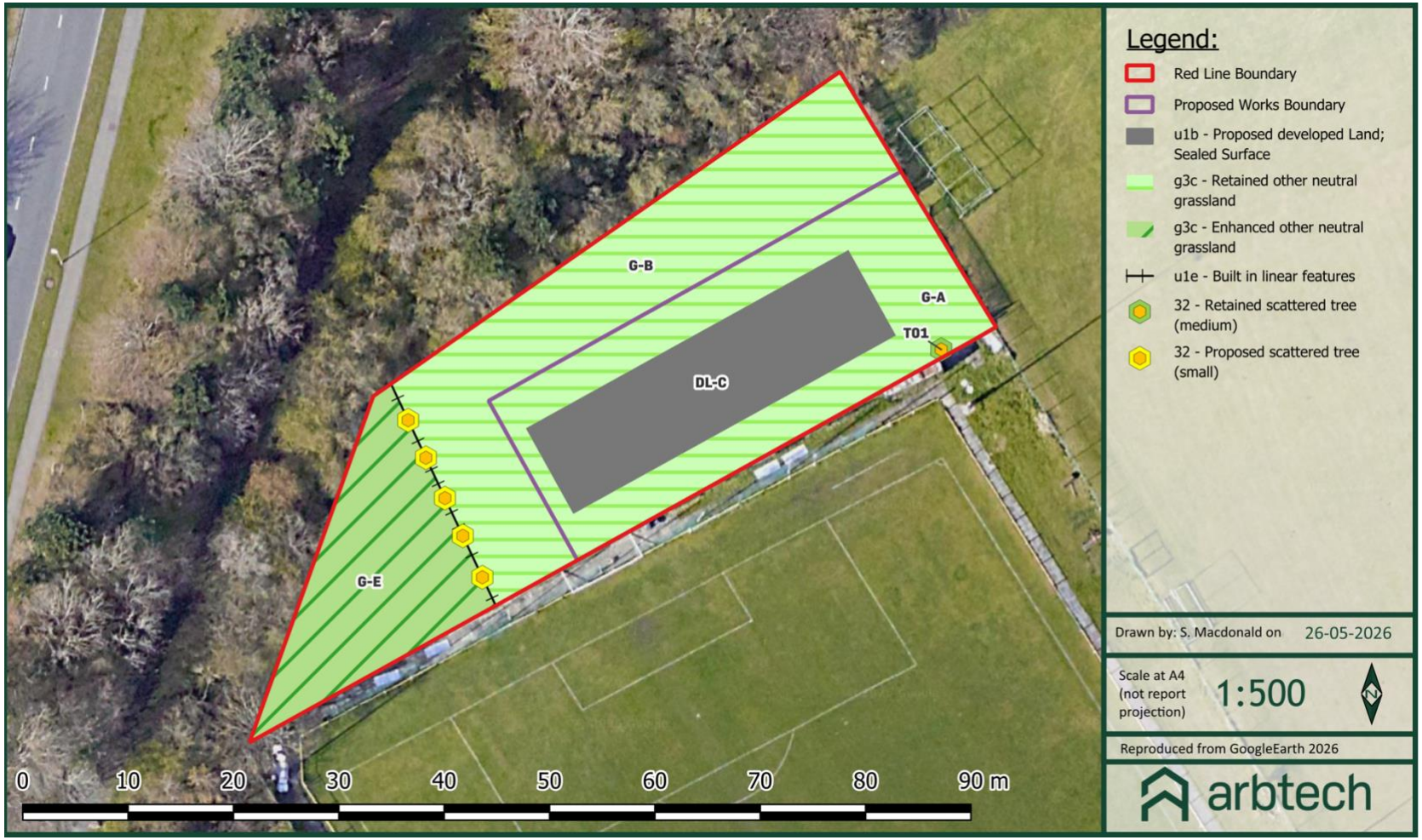
		Biodiversity Units		
		Area-Based	**Linear-Based**	**Watercourse-Based**
On-Site	Baseline	• Other neutral grassland (both parcels): 0.68 • Urban tree: 0.13 Overall: 0.81	N/A	N/A
	Post-Development	• Retained other neutral grassland: 0.42 • Retained tree: 0.13 • Proposed developed land; sealed surface: 0 • Enhanced other neutral grassland (good condition): 0.29 • Proposed trees: 0.06 Overall: 0.90	N/A	N/A
	Net Change	**+0.09 (+10.61%)**	**N/A**	**N/A**

Results, Discussion, and Next Steps

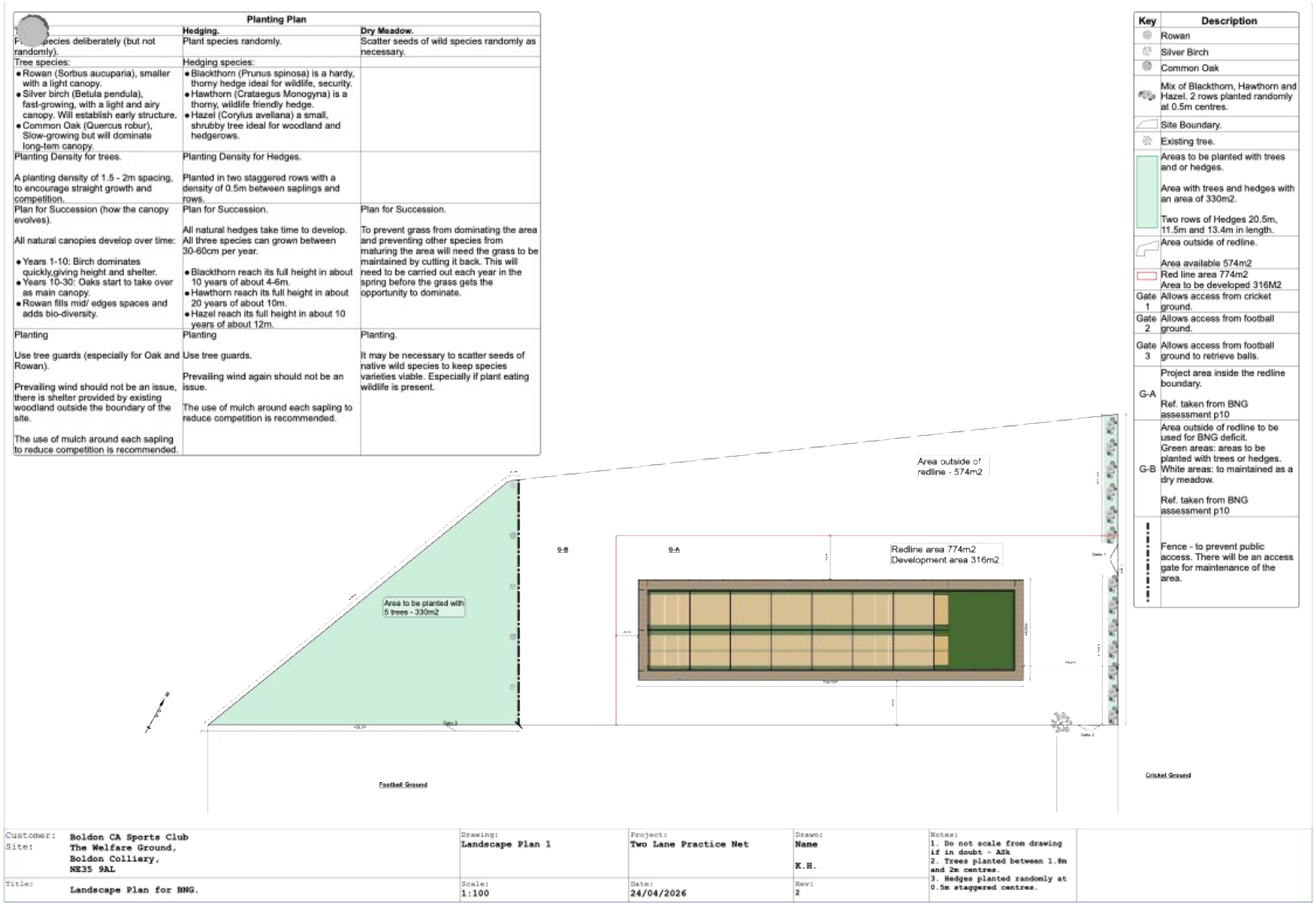
BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+10.61%) with met trading rules. As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; South Tyneside Local Plan (Draft), 2023-2040) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
BNG Mitigation Hierarchy	
Avoidance	Retention of the majority of the other neutral grassland as well as the medium urban tree present on site.
Minimisation	
Mitigation	Enhancement of a parcel of other neutral grassland and planting five new trees to offset baseline losses.
Offset	N/A

Appendix 1: Baseline Habitat Plan

Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Planting Plan

	Hedging.	Dry Meadow.
Plant species deliberately (but not randomly).	Plant species randomly.	Scatter seeds of wild species randomly as necessary.
Tree species: • Rowan (Sorbus aucuparia), smaller with a light canopy. • Silver birch (Betula pendula), fast-growing, with a light and airy canopy. Will establish early structure. • Common Oak (Quercus robur), Slow-growing but will dominate long-tem canopy.	Hedging species: • Blackthorn (Prunus spinosa) is a hardy, thorny hedge ideal for wildlife, security. • Hawthorn (Crataegus Monogyna) is a thorny, wildlife friendly hedge. • Hazel (Corylus avellana) a small, shrubby tree ideal for woodland and hedgerows.	
Planting Density for trees. A planting density of 1.5 - 2m spacing, to encourage straight growth and competition.	Planting Density for Hedges. Planted in two staggered rows with a density of 0.5m between saplings and rows.	
Plan for Succession (how the canopy evolves). All natural canopies develop over time: • Years 1-10: Birch dominates quickly,giving height and shelter. • Years 10-30: Oaks start to take over as main canopy. • Rowan fills mid/ edges spaces and adds bio-diversity.	Plan for Succession. All natural hedges take time to develop. All three species can grown between 30-60cm per year. • Blackthorn reach its full height in about 10 years of about 4-6m. • Hawthorn reach its full height in about 20 years of about 10m. • Hazel reach its full height in about 10 years of about 12m.	Plan for Succession. To prevent grass from dominating the area and preventing other species from maturing the area will need the grass to be maintained by cutting it back. This will need to be carried out each year in the spring before the grass gets the opportunity to dominate.
Planting Use tree guards (especially for Oak and Rowan). Prevailing wind should not be an issue, there is shelter provided by existing woodland outside the boundary of the site. The use of mulch around each sapling to reduce competition is recommended.	Planting Use tree guards. Prevailing wind again should not be an issue. The use of mulch around each sapling to reduce competition is recommended.	Planting. It may be necessary to scatter seeds of native wild species to keep species varieties viable. Especially if plant eating wildlife is present.

Key	Description
	Rowan
	Silver Birch
	Common Oak
	Mix of Blackthorn, Hawthorn and Hazel. 2 rows planted randomly at 0.5m centres.
	Site Boundary.
	Existing tree.
	Areas to be planted with trees and or hedges. Area with trees and hedges with an area of 330m2. Two rows of Hedges 20.5m, 11.5m and 13.4m in length.
	Area outside of redline. Area available 574m2
	Red line area 774m2 Area to be developed 316M2
Gate 1	Allows access from cricket ground.
Gate 2	Allows access from football ground.
Gate 3	Allows access from football ground to retrieve balls.
G-A	Project area inside the redline boundary. Ref. taken from BNG assessment p10
G-B	Area outside of redline to be used for BNG deficit. Green areas: areas to be planted with trees or hedges. White areas: to maintained as a dry meadow. Ref. taken from BNG assessment p10
	Fence - to prevent public access. There will be an access gate for maintenance of the area.

Customer: Boldon CA Sports Club Site: The Welfare Ground, Boldon Colliery, NE35 9AL	Drawing: Landscape Plan 1	Project: Two Lane Practice Net	Drawn: Name K.H.	Notes: 1. Do not scale from drawing if in doubt - ASk 2. Trees planted between 1.8m and 2m centres. 3. Hedges planted randomly at 0.5m staggered centres.
Title: Landscape Plan for BNG.	Scale: 1:100	Date: 24/04/2026	Rev: 2	

Appendix 4: Headline BNG Results

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.09
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	10.61%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.81	0.89	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

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

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Tree is native to the UK.
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	Tree is an individual tree and thus automatically passes this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees on site.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	Evidence of adverse impacts on tree health by anthropogenic activities.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area has vegetation underneath.
		Number of criteria passed	3

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

Other Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet: **G-A & G-B**

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. **Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.**	N	This parcel does not represent a good example of this habitat.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Varied sward height of such specifications anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Cover of bare ground is less than 5%.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	Bracken and bramble scrub accounts for <5% of area.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Physical damage is present in less than 5% of total area. No invasives anticipated.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). **Note – this criterion is essential for achieving good condition for non-acid grassland types only.**	N	There are less than 10 species per m^2.
Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		4	

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F	Good (3)	
Passes 3 - 5 criteria, including essential criterion A	Moderate (2)	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F	Poor (1)	✓

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

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

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Tree is native to the UK.
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	Tree is an individual tree and thus automatically passes this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees on site.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	Evidence of adverse impacts on tree health by anthropogenic activities.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area has vegetation underneath.
		Number of criteria passed	3

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

Other Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet: **G-A & G-B retained**

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. **Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.**	N	This parcel does not represent a good example of this habitat.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Varied sward height of such specifications anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Cover of bare ground is less than 5%.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	Bracken and bramble scrub accounts for <5% of area.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Physical damage is present in less than 5% of total area. No invasives anticipated.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). **Note – this criterion is essential for achieving good condition for non-acid grassland types only.**	N	There are less than 10 species per m^2.
Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		4	

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F	Good (3)	
Passes 3 - 5 criteria, including essential criterion A	Moderate (2)	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F	Poor (1)	✓

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

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Trees will be native to the UK.
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	Tree will all be individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees on site.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	Evidence of adverse impacts on tree health by anthropogenic activities.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area has vegetation underneath.
		Number of criteria passed	3

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

Other Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet: **G-B enhanced**

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. **Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.**	Y	Species composition of proposed seed mixes closely resembles definition of g3c 'other neutral grassland'.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Varied sward height of such specifications anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Cover of bare ground is less than 5%.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	Bracken and bramble scrub accounts for <5% of area.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Physical damage is present in less than 5% of total area. No invasives anticipated.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). **Note – this criterion is essential for achieving good condition for non-acid grassland types only.**	Y	Species composition of seed mixes suggests there will likely be 10 or more vascular plant species per m2.
	Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)	Y	
	Number of criteria passed	6	

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F	Good (3)	✓
Passes 3 - 5 criteria, including essential criterion A	Moderate (2)	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F	Poor (1)	

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Somerled Macdonald BSc (Hons), MSc – Graduate Ecologist	20/05/2026
Proof	0.2	Harry Brindle BSc (Hons) – Consultant Ecologist	28/05/2026
Final	1.0	Somerled Macdonald BSc (Hons), MSc – Graduate Ecologist	01/06/2026