

Land west of School Lane, Higham

BNG Statement

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Plumb Associates Ltd

Tel: 01621 744710

Email: steve@plumb-associates.co.uk

Web: www.plumb-associates.co.uk

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Land west of School Lane, Higham – BNG statement

Plumb Associates Ltd

1 Introduction

- 1.1 Plumb Associates Ltd was commissioned by M Scott Properties Ltd undertake a preliminary ecological appraisal and prepare the BNG calculation for land west of School Lane, Higham

Outline Planning Application (with all matters reserved except for access) for the erection of up to 50 dwellings with associated infrastructure, landscaping and open space

- 1.2 This report summarises the methodology used to complete the BNG calculation and the calculation results and provides the information required in accordance with the government's BNG guidance. The completed Metric is attached.

Methodology

- 1.3 The biodiversity net gain calculation has been carried out using the full Statutory Biodiversity Metric published by DEFRA and completed in accordance with the Defra User Guidance updated in July 2025.
- 1.4 This BNG assessment is for an outline application where layout and landscaping are reserved. Therefore the assumptions for post-development habitat creation are indicative and have been based on the Outline Illustrative Concept plan (DHA/35718/03 – November 2025). A precautionary approach towards the provision and management of the post-development habitats has been taken to avoid an overoptimistic assessment.
- 1.5 A preliminary ecological appraisal (PEA) was prepared by Plumb Associates Ltd (October 2025) and used to establish the baseline habitats. The site contains a small group of trees which have been recorded in the Tree Survey & Arboricultural Impact Assessment (Plumb Associates 2025). The girth measurements contained in that report have been used for the BNG calculation. Details of the condition of the trees is based on characteristics recorded in the assessment (e.g. species and age) together with ecological condition assessments carried out as part of the PEA.
- 1.6 The site surveys and the completion of the BNG Metric were all undertaken by Steve Plumb MCIEEM CEnv CMLI, an ecologist with nearly 40 years of professional experience.
- 1.7 The site survey was undertaken on 18th June 2025. There was access to the whole site to enable the existing habitat to be assessed and measured.
- 1.8 The habitat areas were calculated using Land Apps OS mapping. Post-intervention habitat measures were taken from the Outline Illustrative Concept plan by the architects.

2 Biodiversity net gain baseline

- 2.1 The site was subject to UKHab surveys and these classifications have been used in the BNG assessment.
- 2.2 The development site forms a single field currently in arable production. There are narrow strips of modified grassland and ruderal vegetation on the field boundaries, which is heavily influenced by the high nutrient levels. There are small areas of mixed scrub along the southern boundary.
- 2.3 A small woodland, The Mount, is outside of the application boundary although branches from the trees on the perimeter overhang the field and have allowed an area of gorse scrub to establish.
- 2.3 There is a group of three early-mature trees on the southern boundary.
- 2.4 There is a section of native hedge on the northern boundary west of The Mount.
- 2.5 There are no watercourses on site.

Habitat degradation since 2020

- 2.6 There is no evidence of any habitat degradation since 2020.

3 Baseline habitat

- 3.1 The area within the red line boundary is 2.81ha, comprising:

• Cereal crops	2.6117ha
• Modified grassland poor condition	0.083ha
• Gorse scrub	0.0383ha
• Mixed scrub	0.0169ha
• Ruderal/ephemeral	0.0605ha
• Rural tree moderate condition	0.0489ha
- 3.2 Condition assessment sheets have been prepared for the grassland, scrub and ruderal habitats and are attached below.
- 3.3 The site currently has an on-site baseline value of 6.12 habitat units.
- 3.4 There is a single length of hedge on the northern boundary between The Mount and the rear garden of the house on School Lane which is 52m in length. It is assessed as being in good condition.
- 3.5 The on-site baseline for linear features is 0.31 hedgerow units.

Irreplaceable habitat and Priority Habitat

- 3.6 There is no irreplaceable habitat or priority habitat within the site which would be affected by the proposal.

4 Onsite habitat creation

- 4.1 The application is in outline and therefore it is only possible to provide an indicative post-development calculations of potential units. The Outline Illustrative Concept plan has been used to determine the likely areas of developed land, vegetated gardens and other greenspace.
- 4.2 A precautionary approach has been taken in determining the likely condition of the grassland habitats. It is expected that the final BNG will be higher if more good condition grassland can be achieved.
- 4.3 The existing trees will be retained and the gorse scrub will be retained and enhanced through appropriate management which can be secured through the HMMP which can be secured by condition.
- 4.4 The assumed habitat areas are:
- | | |
|--|----------|
| • Developed land, sealed surface | 1.0598ha |
| • Vegetated gardens | 0.7259ha |
| • Other Neutral Grassland (moderate condition) | 0.26ha |
| • Modified grassland (Good condition) | 0.02ha |
| • Modified grassland (Moderate condition) | 0.3157ha |
| • Modified grassland (Poor condition) | 0.1946ha |
| • Mixed scrub | 0.0248ha |
| • Individual trees | 0.1629ha |
- 4.5 These assumed areas would yield a net gain of 0.76 habitat units which equates to a net gain of 12.44% which is above the mandatory 10% requirement.
- 4.6 New species-rich hedges will be provided within public realm areas and assumption of 200m has been suggested. There will be a net increase of 1.34 hedgerow units which equates to a 429.14% net gain, due to the low baseline value.

5 Offsite habitat creation

- 5.1 No offsite habitat units would be required.

6 Conclusion

- 6.1 The BNG measures are in accordance with the BNG hierarchy and trading rules. The site does not contain priority habitat and medium distinctiveness habitat would be retained and enhanced. All the BNG will be achieved on-site.
- 6.2 Using the scheme shown in the Outline Illustrative Concept plan and adopting a precautionary approach when assessing their potential likely condition it is shown that the scheme would achieve more than the 10% net gain as required under the Environment Act 2021.

Extract of Headline results

Land at School Lane, Higham

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Area habitat units	6.12	
	Hedgerow units	0.31	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	6.88	
	Hedgerow units	1.65	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.76	12.44%
	Hedgerow units	1.34	429.14%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area 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)	Area habitat units	0.76
	Hedgerow units	1.34
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	0.76
	Hedgerow units	1.34
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	12.44%
	Hedgerow units	429.14%
	Watercourse units	0.00%

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	6.12	6.73	0.00
Hedgerow units	10.00%	0.31	0.34	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Condition assessment sheets

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Native hedgerow				
Native hedgerow - associated with bank or ditch				
Native hedgerow with trees				
Native hedgerow with trees - associated with bank or ditch				
Species-rich native hedgerow				
Species-rich native hedgerow - associated with bank or ditch				
Species-rich native hedgerow with trees				
Species-rich native hedgerow with trees - associated with bank or ditch				
Habitat description				
Short section of native hedge				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location	Land west of School Lane, Higham - on-site		Survey date and Surveyor name	18/06/2025
Limitations (if applicable)			Survey reference (if relating to a wider survey)	
Grid reference			Habitat parcel reference	
Condition Assessment Details				
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.				
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.				
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups – applicable to all hedgerow types				
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	
B1. Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	
B2. Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSB website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.					
Condition categories for hedgerows without trees					
Category	Category Requirements		Metric Score		
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.		3		
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).		2		
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		1		
Score achieved:			3 - Good		
Condition categories for hedgerows with trees					
Category	Category Requirements		Metric score		
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.		3		
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		2		
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		1		
Score achieved:					
Suggested enhancement interventions to improve condition score					

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	Land west of School Lane, Higham - on-site	Survey date and Surveyor name	18/06/2025 - Steve Plumb
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Narrow strips of headland on edge of arable field			
Ukhhab - UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² 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. 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 m ² (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	
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	
C	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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
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	Heavily influenced by high nutrient levels
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
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	
Essential criterion achieved (Yes or No)		No	
Number of criteria passed		5	
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x1/	
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)	Poor	
Suggested enhancement interventions to improve condition score			
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: 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 (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	Land west of School Lane, Higham - on-site			Survey date and Surveyor name	18/06/20025 - Steve Plumb											
				Survey reference (if relating to a wider survey)												
Limitations (if applicable)				Habitat parcel reference												
				Grid reference												
Condition Assessment Criteria				Criterion passed (Yes or No)										Notes (such as justification)		
A	The tree is a native species (or at least 70% within the block are native species).			Y	Y	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	Y	Y										
C	The tree is mature (or more than 50% within the block are mature)¹.			N	N	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	Y	Y										
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			N	N	N										
F	More than 20% of the tree canopy area is overhanging vegetation beneath.			Y	Y	Y										
Number of criteria passed				4	4	4										
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score			Score Achieved x/4												
Passes 5 or 6 criteria	Good (3)															
Passes 3 or 4 criteria	Moderate (2)			M	M	M										
Passes 2 or fewer criteria	Poor (1)															

Condition Sheet: SCRUB Habitat Type												
Habitat Types												
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2180) Heathland and shrub - Willow scrub												
Habitat Description												
Small patches of scrub on boundaries												
For Dunes with sea buckthorn see: Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)												
For other scrub types see: UKHAB - UK Habitat Classification												
On-site or off-site, site name and location	Land west of School Lane, Higham - on-site		Survey date and Surveyor name		18/06/2025 - Steve Plumb							
			Survey reference (if relating to a wider survey)									
Limitations (if applicable)			Habitat parcel reference									
Condition Assessment Criteria			Grid reference									
			Criterion passed (Yes or No)								Notes (such as justification)	
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).		y	y	n							
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.		n	n	n							
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.		y	y	y							
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.		n	n	n							
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.		n	n	n							
Number of criteria passed			2	2	1							
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)		P	P	P					
Suggested enhancement interventions to improve condition score												

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	Land west of School Lane, Higham - on-site	Survey date and Surveyor name	18/06/2025 - Steve Plumb
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		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	even age bramble and nettle dominating
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	Limited diversity due to high nutrient levels
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)			no
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved x/✓
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)	Poor
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			

