



Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

157-159 Hornsey Park Road, London

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing, and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 INTRODUCTION

Background

1.1 The Ecology Partnership was commissioned by Trinity International Properties to undertake a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment, for 157-159 Hornsey Park Road, Wood Green, London, N8 0JX, hereafter referred to as the 'site' (Figure 1).

1.2 The key objectives of a PEA (CIEEM 2017) are to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

Site Context

1.3 The site (TQ30908994) is located within Hornsey, North London and is surrounded by dense urban development. The site is dominated by hardstanding with multiple commercial buildings.



Figure 1: Site red line boundary.

Proposed Development

- 1.4 The proposed development includes the removal of the existing buildings and the construction of multi-use buildings including commercial and residential units.



Figure 2: Proposed development.

Planning Policies

- 1.5 The site was surveyed to assess its ecological value and to ensure the proposals were compliant with relevant planning policy and legislation. Policy guidance is provided by the National Planning Policy Framework (NPPF 2023) as well as policies from the Haringey Council London Borough and the London Plan. The following policies are considered relevant to ecology, biodiversity and nature conservation:

Haringey Council London Local Plan: Strategic Policy (Adopted in 2013)

- **SP13:** Open Space and Biodiversity

Haringey Council London Local Plan: Development Management (Adopted in 2017):

- **Policy DM1:** Delivering High Quality Design
- **Policy DM19:** Nature Conservation

The London Plan 2021:

- **Policy G6:** Biodiversity and access to nature
- **Policy G7:** Trees and woodlands

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- 1.6 The Environment Bill received Royal Assent on 9th November 2021 and is now enacted as the Environment Act 2021. Part 6 (Nature and Biodiversity) and Schedule 14 of the Environment Act 2021 insert a new section 90A and Schedule 7A into the Town and Country Planning Act 1990 (TCPA), which contain the provisions requiring mandatory biodiversity net gain for development granted planning permission pursuant to the TCPA. Developments are required to provide a biodiversity value post-development that exceeds the predevelopment biodiversity value of the onsite habitats by at least 10%.
- 1.7 The site has therefore been surveyed to assess its ecological value and to ensure compliance with national and local plan policies and other relevant nature conservation legislation including the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, and the Conservation of Habitats and Species (EU Exit) Regulations 2019.
- 1.8 The report has been produced with reference to current guidelines for PEA (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

2.0 METHODOLOGY

Desktop Study

- 2.1 A desktop study was completed using an internet-based mapping service (www.magic.gov.uk) for statutory designated sites and an internet-based aerial mapping service (maps.google.co.uk) was used to understand the habitats present in and around the site, including identifying habitat linkages and features (ponds, woodlands etc.) within the wider landscape.
- 2.2 Records of protected/notable species and non-statutory designated sites within 1km of the site were requested from Greenspace information for Greater London (GiGL). Species records were screened for relevance and age and those that could occur on site.

Phase 1 Habitat Survey and UKHab

- 2.3 The site was surveyed on 14th November 2023 by principal ecologist Eddie Selwyn BSc (Hons) MSc ACIEEM and assistant ecologist Emer Hicks BSc (Hons) MSc QCIEEM.

The surveyors identified the habitats present, following the standard 'Phase 1 habitat survey' auditing method developed by the Joint Nature Conservancy Council (JNCC) and the UK Habitat classification system (UKHab). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (JNCC 2010).

Preliminary Roost Assessment

- 2.4 The buildings (internally and externally) and trees (ground level tree assessment) were assessed for their suitability for roosting bats following Bat Conservation Trust Good Practice Guidelines. The surveyors checked for evidence of roosting bat species and Potential Roosting Features (PRFs).
- 2.5 The surveyors assessed the buildings visually and searched for evidence such as:
- Staining beneath or around a hole caused by natural oils in bat fur.
 - Bat droppings beneath a hole, roost or resting area.
 - Bat droppings and/or insect remains beneath a feeding area.
 - Audible squeaking from within a hole.
 - Insects (especially flies) around a hole.
 - Dead bats.

Protected Species Assessments

- 2.6 Any evidence of additional protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability were used for breeding birds (BTO 2020), hazel dormice *Muscardinus avellanarius* (Bright *et al.* 2006), great crested newts *Triturus cristatus* (ARG 2010), reptiles (Froglife 2015), badgers *Meles meles* (Creswell *et al.* 1990) and water voles *Arvicola amphibius* (Strachan *et al.* 2011).

Limitations

- 2.7 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. The site was visited once, as such seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. Therefore, the survey

provides a general assessment of the potential nature conservation value of the site and does not include a definitive plant species list.

- 2.8 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on-site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.

3.0 RESULTS

Desktop Study

- 3.1 There are three international statutory designated sites located within 15km of the site (Figure 3). These include:
- Lee Valley Ramsar and Special Protection Area (SPA), located approximately 3.7km east of the site. Lee Valley is designated for supporting non-breeding populations of the Annex I species great bittern *Botaurus stellaris*, as well as supporting migratory gadwall *Anas strepera*, and northern shoveler *Anas clypeata*.
 - Epping Forest Special Area of Conservation (SAC), located approximately 8km east of the site. Epping Forest is designated for its Annex I habitat Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*) and Annex II species stag beetle *Lucanus cervus*.
 - Wormley-Hoddesdonpark Woods SAC, located approximately 14.7km north of the site and is designated for the Annex I habitat Sub-Atlantic and medio-European oak or oak-hornbeam forests of the *Carpinion betuli*.

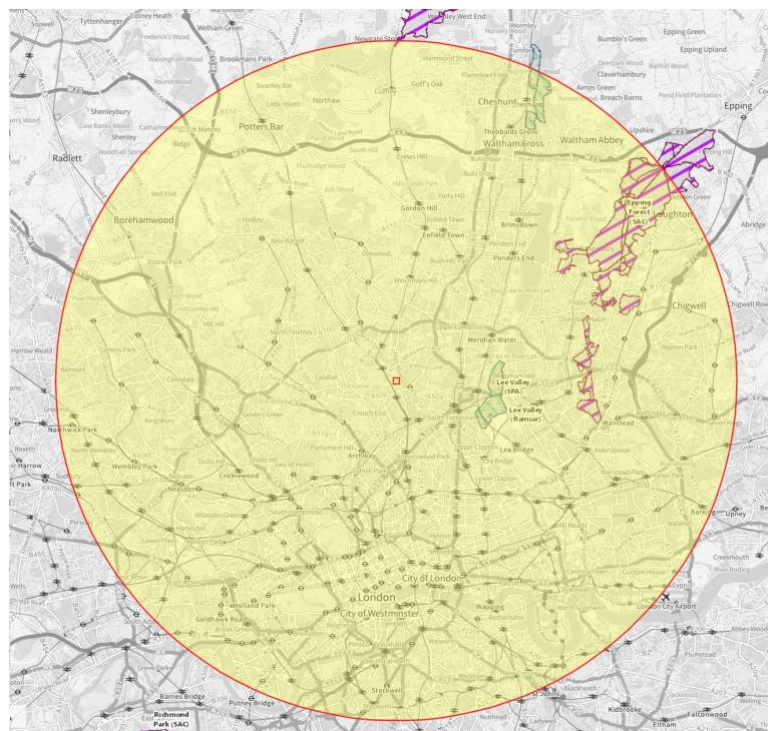


Figure 3: International statutory designated sites within 15km of the site.

- 3.2 There are two national statutory designated sites located within 2km of the site (Figure 4). The closest of which is Alexandra Palace & Park Local Nature Reserve (LNR), located approximately 515m west of the site and is designated for its good range of habitats and is well known for its bird species.

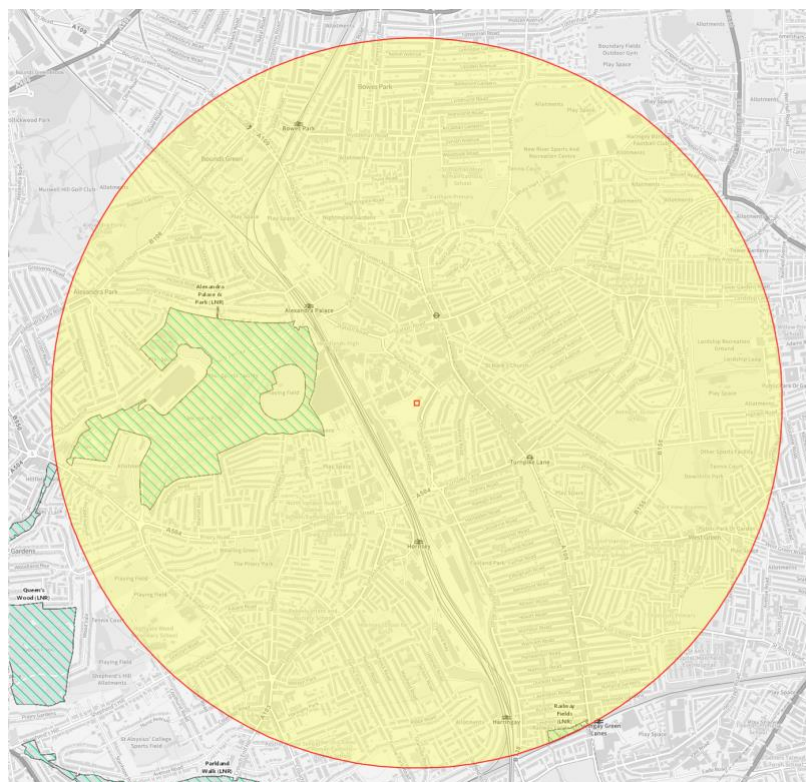


Figure 4: National statutory designated sites within 2km of the site.

- 3.3 There are eight non-statutory designated sites located within 1km of the site, the closest of which is New River Site of Importance for Nature Conservation (SINC) located 310m west and is a man-made waterway stretching from Hertfordshire to London and supports a range of aquatic plants, as well as fish, water birds and amphibians.
- 3.4 There are two priority habitats located within 1km of the site, the closest parcels include (Figure 5):
- Deciduous woodland, approximately 320m northwest.
 - Woodpasture and parkland, approximately 320m northwest.



Figure 5: Priority habitats within 1km of the site: deciduous woodland (green) and woodpasture and parkland (green with symbols).

- 3.5 OS maps and aerial images indicate there are three waterbodies (P1-P3) located within 250m of the site (Figure 6).

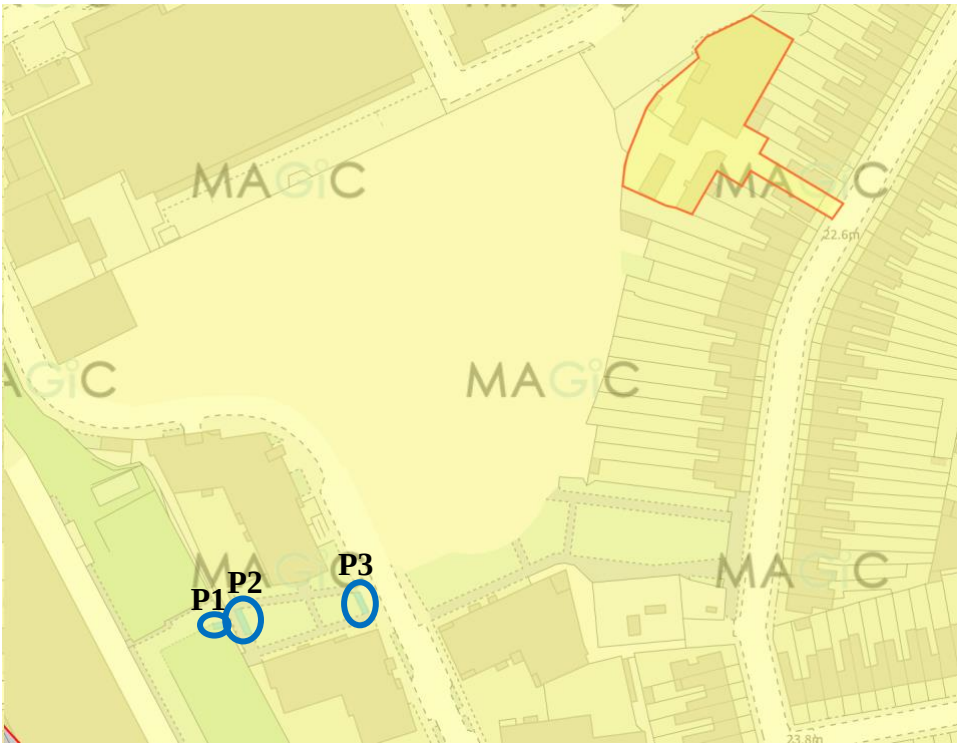


Figure 6: Waterbodies within 250m of the site.

- 3.6 The closest past European Protected Species (EPS) licences for each species is:
- Bat – located approximately 1.5km northwest of the site, 2018 licence for Daubenton's bat *Myotis daubentonii*.
 - Great crested newt – located approximately 7.3km southeast of the site, 2011 licence for the destruction of a resting place.
 - Dormouse – located over 17km northwest of the site.
- 3.7 The closest great crested newt class survey licence return with great crested newts present is 2km northwest of the site.
- 3.8 Relevant records from GiGL to the site of the last 10 years are included in Table 1 below. Some species have not been included due to the age of the record and the likelihood of presence on site due to habitat types.

Table 1: Notable species records within 1km of the site.

Species	Status	Closest record to site
Pipistrelle bat <i>Pipistrellus sp.</i>	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b 9.4c, NERC Act Section 41, Local Spp of Cons Conc, RedList_GB-Lr(NT)"	364m southwest 1985
Western European Hedgehog <i>Erinaceus europaeus</i>	NERC Act Section 41 LPS	30m east 2016

Swift <i>Apus apus</i>	LPS, Bird-Red	186m southeast southeast
House sparrow <i>Passer domesticus</i>	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red	209m southeast 2001
Herring gull <i>Larus argentatus</i>	Bird-Red	434m west 2010
Spotted flycatcher <i>Muscicapa striata</i>	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red	434m west 1998
Firecrest <i>Regulus ignicapilla</i>	W&CA Sch1 Part 1	434m west 2010
Cuckoo <i>Cuculus canorus</i>	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red	491m north 2012
Mistle thrush <i>Turdus viscivorus</i>	LPS, Local Spp of Cons Conc	491m north 2017
Lesser redpoll <i>Acanthis cabaret</i>	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red	629m west 2018
Common redpoll <i>Acanthis flammea</i>	Bird-Red	629m west 2012
Mealey redpoll <i>Acanthis flammea flammea</i>	Bird-Red	629m west 2007
Greenfinch <i>Chloris chloris</i>	Bird-Red	629m west 2018
Starling <i>Sturnus vulgaris</i>	LPS, Local Spp of Cons Conc, Bird-Red	629m west 2018

Phase 1 Habitat Survey

- 3.9 The habitat map is presented in **Appendix 1**, condition assessment in **Appendix 2**, and photos in **Appendix 3**.

Trees

- 3.10 The site includes a group of trees (3.5cm DBH) that is dominated by sycamore *Acer pseudoplatanus* which has recently been managed.
- 3.11 The site includes two sycamore trees (T1 (31.5cm DBH) and T2 (13cm DBH) located along the western boundary.

Bare ground

- 3.12 An area of bare ground covered with car tyres is present along the southwestern boundary.

Hardstanding and buildings

- 3.13 The majority of the site consists of a hardstanding driveway and four buildings (B1-B4).



Figure 7: Building plan.

- 3.14 Building B1 is the largest building on site and is a warehouse which is split into separate units. The building is constructed of brick with a pitched corrugated roof. Internally, the building does not support a loft void and the roof supports sections of plastic skylights. Two lean-tos are present along the northwestern aspect of building B1. One lean-to is constructed of wood with a flat roof and the other lean-to is open-sided and constructed of metal.
- 3.15 Building B2 is a two-storey building with rendered external walls and a flat felt roof.
- 3.16 Building B3 is a semi-dilapidated single-storey building constructed of breeze blocks which have been rendered, with a corrugated flat roof.
- 3.17 Building B4 is of a similar construction to building B3, with rendered external walls and a damaged corrugated roof.

Offsite adjacent invasive species

- 3.18 Japanese knotweed *Reynoutria japonica* was recorded directly adjacent to the northwestern boundary of the site.

Protected Species

Bats

- 3.19 No evidence of roosting bats was recorded internally or externally for all the buildings within the site.

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- 3.20 Buildings B1, B3 and B4 supported corrugated roofs and did not support a loft void. The fabric of the building would lead to large changes in temperature influenced by the exterior conditions and therefore lack the more stable environment preferred by roosting bats. Owing to this, the lack of PRFs and the surrounding dense urban environment, buildings B1, B3 and B4 are considered to have '**negligible**' suitability for roosting bats.
- 3.21 Building B2 was well sealed and supported a flat felt roof and did not support a loft void. As such, due to the lack of PRFs, building B2 is considered to have '**negligible**' suitability for roosting bats.
- 3.22 The site includes two trees (T1-T2) adjacent to the boundary (Appendix 1). Trees T1 and T2 are semi-immature and do not support any PFFs, as such they are considered to support '**negligible**' suitability for roosting bats.
- 3.23 The trees likely provide opportunities for foraging and commuting bats, although limited given the surrounding urban environment. As such, the site has '**low/negligible**' suitability for foraging and commuting bats.

Birds

- 3.24 The trees have the potential to support nesting birds.

Other Species

- 3.25 Due to a lack of suitable habitat and the surrounding environment, the site is not considered suitable for other protected species such as dormice, great crested newts, badgers, reptiles, water voles and otters.

4.0 DISCUSSION

- 4.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.

- 4.2 Provisional recommendations are also given for means to enhance biodiversity net gain, following the principle (CIEEM et al. 2016) of following the mitigation hierarchy of; avoidance, minimisation of loss, compensation on site and biodiversity offset.

Effects on Designated Sites

- 4.3 The site does not fall within or adjacent to any statutory designated sites and the Impact Risk Zones do not indicate the development will have any likely impact on SSSIs/SACs/SPAs & Ramsar. As such, it is considered that the proposed development will have no direct or indirect impacts on any statutory site.
- 4.4 The closest non-statutory designated site is New River SINC located 310m west. The proposed development will result in an increase in recreational activities within the local area, although New River SINC is actively managed for recreational activity, therefore this limited increase in recreation is considered negligible. As such, given the distance of the site from this non-statutory site, it is considered that the proposed development will have no direct or indirect impacts on this SINC or any other non-statutory site.

Effects on Priority Habitats

- 4.5 No priority habitats were present on or adjacent to the site. The closest priority habitat is an area of deciduous woodland and woodpasture and parkland located approximately 320m northwest of the site. Due to the distance of the site from any priority habitats, it is considered that the proposed development will have no direct or indirect impact on any priority habitats.

Effect on On-site Habitats – Biodiversity Net Gain Assessment

- 4.6 A BNG assessment has been undertaken for the proposed development with the Statutory Biodiversity Metric. The habitat baseline is detailed in Figure 8 and the habitat creation is Figure 9. The site supports two individual sycamore trees (T1 – medium tree and T2 – small tree) and a group of trees. As per the Statutory Biodiversity metric user guide, trees below 7.5cm diameter at breast height are not classified as a small tree, therefore the group of trees are not included within the BNG assessment.



Figure 8: Habitat Baseline.



Figure 9: Habitat Creation.

4.7 The proposed development will result in a **+164.09%** biodiversity net gain in habitat units and will not satisfy the trading rule. The trading rule is not satisfied as the

proposed 6 trees (silver birch *Betula pendula* and hornbeam *Carpinus betulus*) do not offset the loss of the two existing self-seeded sycamore trees (T1 and T2), without considering the biodiversity net gain provided by the other significant proposed habitats (green roof, grassland, shrubs and green wall). It should be noted that both seeds are self-seeded, T2 has decay and a cavity on its trunk and that sycamore trees are non-native to the UK. As such, it is considered that given the significant biodiversity net gain (+164.09%) and the proposed native trees that will provide significantly more benefit to wildlife, the trading rule should not be considered a determining factor for the site to achieve a biodiversity net gain.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.14
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	164.09%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 10: Headline Results – Statutory Biodiversity Metric.

Off-site Invasive species

- 4.8
- Japanese knotweed is present adjacent to the northwestern boundary of the site. Japanese knotweed is listed under Schedule 9 of the Wildlife and Countryside Act 1981 and it is an offence to plant or otherwise allow this species to spread into the wild. It is recommended that a specialist is instructed to help with the removal of this species.

Effects on Protected Species

Bats

- 4.9
- The proposed development will impact all the buildings on site which have ‘negligible’ suitability for roosting bats. As such no further surveys are required and the works on the buildings do not need to consider impacts on bats.
- 4.10
- Tree T1, T2 and T3 are considered to have ‘negligible’ suitability for roosting bats and as such no further surveys are required.
- 4.11
- Due to the line of trees along the southwestern boundary, it is recommended that any proposed lighting scheme as part of the development should consider bats and wildlife in the surrounding area as well as the site. All bat species are nocturnal, resting

in dark conditions during the day and emerging at night to feed. Bats are known to be affected by light levels, which can affect both their roosting and foraging behaviour.

Recommendations include:

- Installing lighting only if there is a significant need;
- Using sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics;
- Directing lighting to where it is needed and avoiding light spillage;
- Using baffled lighting where light is directed towards the ground and
- Avoid putting lighting near trees or hedgerows and angling light away from these linear features which are used by commuting and foraging bats.

Small mammals

4.12 Small mammals such as foxes may use the site for commuting and foraging and precautionary construction measures are recommended. The guidelines are as follows:

- Any trenches or excavations on site should be either covered over at night or a plank of wood placed in so as to allow any mammals to escape if they were to accidentally fall in.
- Any open pipes or conduits laid should be blocked off each night to prevent any small mammals from entering them.
- Disturbances, such as loud noises, vibrations and flood lighting in association with night working should be minimised.

Birds

4.13 It is recommended that vegetation removal is undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

Ecological Enhancements

4.14 Several enhancements can be made to the final development to further opportunities for wildlife.

4.15 Bird boxes can be hung or integrated into the new buildings to increase the number of breeding opportunities (Figure 11). The box should be positioned on a north or east facing aspect and at least 2m above the ground if possible. GiGL returned records of

swifts within the local area, and it is recommended that swift boxes be integrated into the buildings. Swift boxes should be positioned under the eaves of the building and face north, northwest or northeast.



Figure 11: Vivaro Pro Woodstone Box and Habibat Small Bird Nest Box and integrated swift box.

- 4.16 To support the invertebrates and bees attracted to the site by the surrounding vegetation and new planting, Bee Bricks (Figure 12) can be incorporated into the buildings. The Bee Brick can be used in place of a standard brick or block in construction to create a habitat for solitary bees. Bee Bricks need to be placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. No cleaning or management of the Bee Bricks is required.



Figure 12: Bee bricks to be incorporated into the development.

5.0 IMPACT ASSESSMENT

- 5.1 This section of the report forms an EcIA (Ecological Impact Assessment) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site or within the local area.
- 5.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018). In essence, an EcIA assesses the activities associated with a proposed scheme that are likely to generate changes within identified zone of influences, on identified ecological features and receptors. The proposals are subsequently reviewed and mitigation and compensation measures are outlined which help to reduce negative impacts.
- 5.3 Table 2 below summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 2: Assessment of effects from the proposal after mitigation and compensation

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Statutory Designated Sites	International and National	None required – considerable distance from the site.	Not significant
Non-statutory Designated Sites	Borough	None required – considerable distance from the site.	Not significant
Priority Habitats	Local	None required – considerable distance from the site.	Not significant

On site habitats	Site	The proposed development will result in a +164.09% biodiversity net gain in habitat units and will not satisfy the trading rules.	Not significant
Bat (roosting)	Site	The buildings on site have ' negligible ' suitability for roosting bats and as such no further surveys are required. Tree T1, T2 and T3 are considered to have ' negligible ' suitability for roosting bats and as such no further surveys are required.	Not significant
Bats (commuting and foraging)	Local	Sensitive lighting should be implemented to avoid impacts on adjacent habitat.	Not significant
Nesting Birds	Site	Mitigating direct harm to nests by removal of any suitable nesting habitat outside of nesting bird season or after a check by a suitably qualified ecologist. Mitigation/Enhancement in the form of the installation of bird boxes.	Not significant
Small mammals	Site	Construction safeguards should be implemented to avoid impacting small mammals that might commute or forage within the site.	Not significant
Badger, Great Crested Newts, Dormice, Reptiles, Water Voles and Otters	N/A	Considered unlikely to be present on site.	Not significant

6.0 CONCLUSION

6.1 The site does not fall within or adjacent to any statutory designated sites and the Impact Risk Zones do not indicate the development will have any likely impact on SSSIs/SACs/SPAs & Ramsar. As such, it is considered that the proposed development will have no direct or indirect impacts on any statutory site.

6.2 The closest non-statutory designated site is New River SINC located 310m west of the site. It is considered that the proposed development will have no direct or indirect impacts on this SINC or any other non-statutory site.

6.3 The proposed development will result in a **+164.09%** biodiversity net gain in habitat units and will not satisfy the trading rule. It is considered that given the significant biodiversity net gain (**+164.09%**) and the proposed native trees that will provide significantly more benefit to wildlife, the trading rule should not be considered a determining factor for the site to achieve a biodiversity net gain.

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- 6.4 Buildings B1-B4 have '**negligible**' suitability for roosting bats. As such no further surveys are recommended.
- 6.5 Tree T1, T2, and T3 do not support any PRFs, and they are considered to have '**negligible**' suitability for roosting bats.
- 6.6 Due to the limited habitat on site, it is considered that that site has '**negligible/low**' suitability for foraging and commuting bats. Sensitive lighting should be utilised throughout the development and bat boxes should be incorporated in the buildings.
- 6.7 As a precaution, it is recommended that precautionary construction measures are implemented to avoid impacting small mammals that might forage and commute on the site.
- 6.8 Birds may use the trees for nesting. Any works to these features should therefore be undertaken outside of bird nesting season (March – September inclusive) or after a nesting bird check by a qualified ecologist.
- 6.9 Due to a lack of suitable habitat, the site was not considered suitable for other protected species, such as badgers, great crested newts, dormice, reptiles, water voles and otters. Therefore, further surveys for these species groups are not considered necessary.

7.0 REFERENCES

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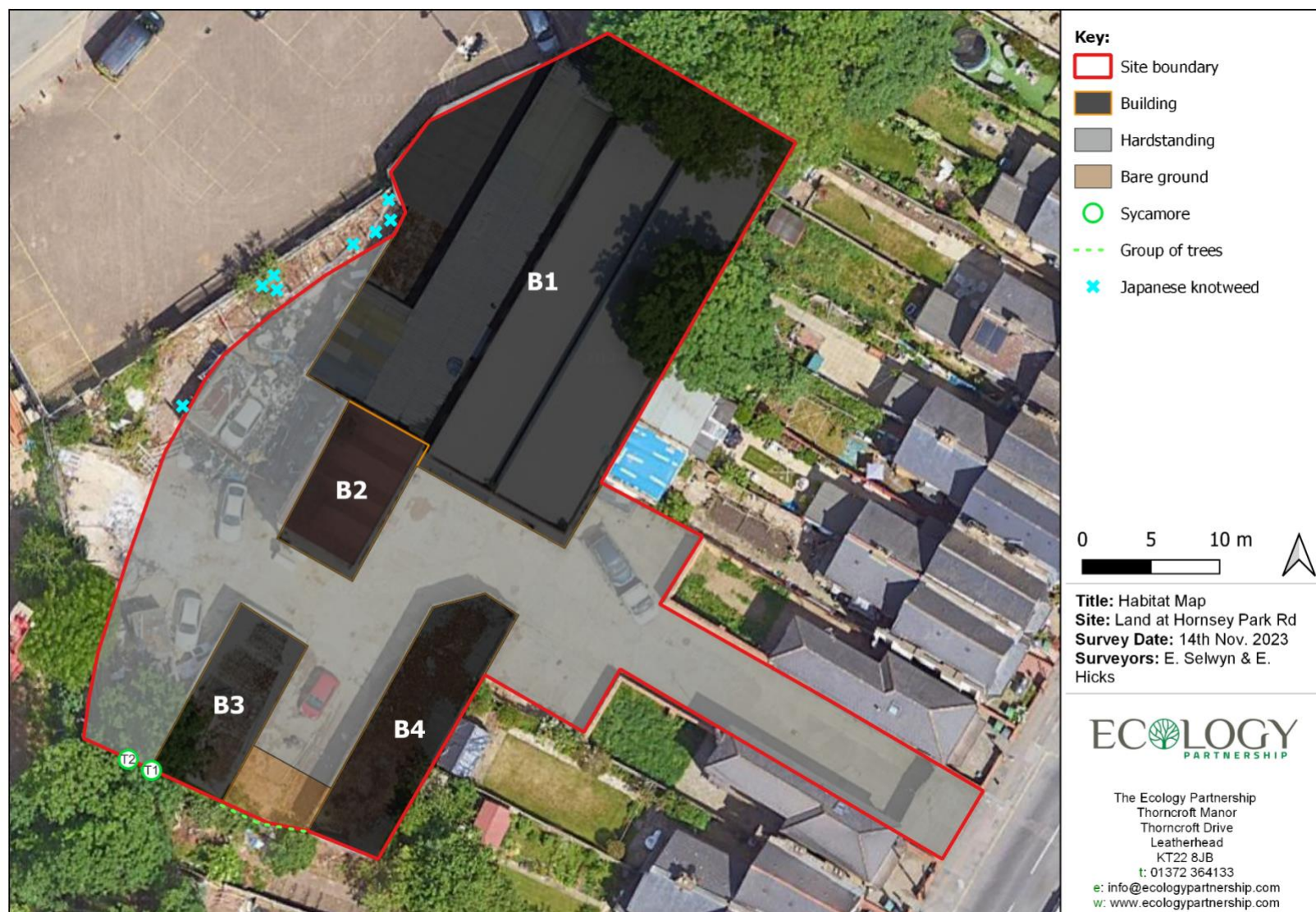
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Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Habitat Map

Appendix 2: Condition Assessments

Condition Sheet: URBAN - NON PRIORITY Habitat Type		
UKHab Habitat Type(s): Sparsely vegetated land - Ruderal/ephemeral and Tall forbes; Urban – Allotments/Bioswale/Cemeteries and churchyards/Open mosaic habitats on previously developed land(OMH)/Rain garden/SUDs/bare ground/all green walls and roofs		
Condition Assessment Criteria		Bare Ground
1	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.	Fail
2	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.	Fail
3	Invasive non-native plant species (listed on Schedule 9 of WCA') and others which are to the detriment of native wildlife (using professional judgement)? cover less than 5% of the total vegetated area Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass
Condition		Poor
Condition Assessment Result		
Good	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3; AND Passes additional criterion 4
Moderate	Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3	Passes 2 of 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for good condition within criteria 2 and 3
Poor	Passes 0 or 1 of 3 core criteria	Passes 0 or 1 of 4 criteria

Condition Sheet: INDIVIDUAL TREES Habitat Type		
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas ¹ : Individual Trees (urban or rural): Young trees over 75mm 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 must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.		
Condition Assessment Criteria		T1 and T2
A	The tree is a native species (or at least 70% within the block are native species).	Fail
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).	Pass
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Fail
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.	Pass
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Condition		Poor
Condition Assessment Result		
Good	Passes 5 or 6 criteria	
Moderate	Passes 3 or 4 criteria	
Poor	Passes 2 or fewer criteria	
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)		
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.		

Appendix 3: Photos

Photograph 1: Building B3	 A photograph of a small, single-story building with a light-colored, possibly metal, exterior wall. The building has a gabled roof and a wooden door. To the right of the door, there are several stacks of black tires. The ground in front of the building is paved and also has some tires scattered on it. The sky is overcast.
Photograph 2: Hardstanding entrance	 A photograph of a narrow, paved alleyway or entrance between two brick buildings. The buildings are made of light-colored bricks and have white-framed windows. The ground is paved and shows some signs of wear and cracking. There are some signs on the walls, including one that says 'STREET NO PARKING'. The sky is overcast.

Photograph 3: Building B2	
Photograph 4: Building B1 – internal	

Photograph 5: Building B4	 A photograph of a single-story building with a light-colored facade and two windows with metal grilles. The foreground is filled with numerous stacks of old, black tires. The sky is overcast and grey.
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