

Biodiversity Net Gain Assessment

Site Address:

Crabbet Park, Turner Hill Road, Worth, Crawley, RH10 4ST

Client:

Steel systems

Assessment Date:

18th August 2025

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as:
The construction of padel courts and associated buildings.

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.

Version Control			
Status	Issue	Name	Date
Final	1.0	Kat Aburrow BSc, Consultant Ecologist	18/08/2025
Amended	1.1	Kat Aburrow BSc, Consultant Ecologist	04/12/2024

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

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 TQ 30548 37039 and has an area of approximately 0.6ha. The site comprises of one field consisting of poached grassland bordered by a carpark to the north, ancient deciduous woodland to the east, horse grazed grassland to the south and a line of trees to the west separating the site from the neighbouring motorway (M23). Aerial imagery shows the local landscape consists primarily of woodland and arable fields with the occasional residential dwellings north, east and south of the site with the large residential town of Crawley to the west.

The site is situated on slightly acid loamy and clayey soils with impeded drainage which overlays the Upper Tunbridge Wells Sands formation and is part of the High Weald National Character Area (NCA – 122).

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

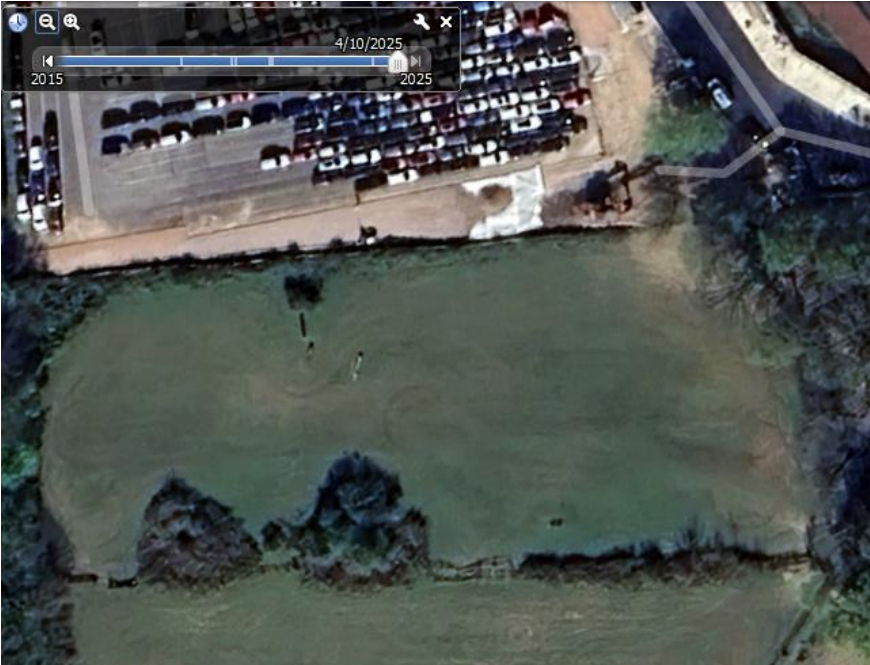
- ❖ Statutory BNG Metric – Crabbet Park, RH10 4ST – v1 (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plan (Gavin Jones Architecture, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Crabbet Park, RH10 4ST - v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

- ❖ The baseline habitat units for the site is 1.82 units.
- ❖ The post development habitat units for the site is 1.82 units.
- ❖ This results in a net change of 0.05% gain in biodiversity.
- ❖ At present, trading conditions are not satisfied for the loss of other broadleaved woodland (medium distinctiveness), and 2no. good condition urban trees. With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Mid Sussex District Plan 2021 – 2039).
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 2.00 will need to be achieved. At present, there is a unit deficit of 0.18 units. Of these units, 0.14 units must be of individual tree habitats and 0.06 units must be of woodland and forest habitat units.
- ❖ Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units.

- ❖ 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.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	18 th August 2025
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 26th of September 2018 (left) and 10th April 2025 (right), the site does not appear to have undergone any major degradation. However, two trees have been removed between April 2025 and the PEA survey in June 2025. Therefore, the baseline biodiversity value of the trees is derived from assumptions inferred from historic satellite imagery (GoogleEarth).	
		
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.	

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.		
BNG Target Uplift	+10%		
National Character Area (NCA)	122 – High Weald		
Strategic Significance	West Sussex County Council (WSCC), the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Mid Sussex District Council has yet to adopt a comprehensive LNRS. The following documents (including Supplementary Planning Documents, SPDs), were used to determine strategic significance: ❖ Mid Sussex District Plan 2021 – 2039 - https://www.midsussex.gov.uk/media/8769/district-plan-reg-18-consultation-version-for-web.pdf ❖ Biodiversity Action Plan for the Urban Areas of Sussex - https://crawley.gov.uk/sites/default/files/documents/PUB228561.pdf		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
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
Modified Grassland	0.571	Most of the site was dominated by horse grazed modified grassland with a sparse, short sward and poached areas. There was some neutral grassland indicators present around the periphery of the grassland. Along the southern boundary of the site was evidence of bramble clearance and the removal of two trees although the species was unable to be determined. A total of 15 vascular plant species were recorded at an average density of 5 species per/m2 with a ratio of 80:20 grasses to herbs. Species composition can be viewed in the Preliminary Ecological Appraisal (Arbtech, 2025).	Poor: passes 2 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Bramble scrub	0.057	Along the northern and southern boundary were patches of bramble scrub (<i>Rubus fruticosus</i>) with occasional young Common dogwood (<i>Cornus sanguinea</i>) shrubs interspersed throughout.	Habitat condition pre-determined as ' Condition assessment N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Individual urban tree	0.0326	Two urban trees were previously present along the southern boundary but due to the lack of evidence of species it is not known whether they were native.	Good condition has been assumed.	Low Strategic Significance
Other broadleaved woodland	0.007	A small part of the western boundary was a section of other broadleaved woodland linked to a longer treeline. More details are available in the Preliminary Ecological Appraisal (Arbtech, 2025).	Poor: scores 23 out of 39. Assessed using the 'woodland' habitat type condition sheet.	Low Strategic Significance
Developed land; sealed surface	0.134	The main access point consists of a tarmac road which will be retained in full.	Habitat condition pre-determined as ' N/A - other ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Created (A-2)	Biodiverse green roof	0.029	The entire roof of the proposed clubhouse will consist of a biodiverse green roof.	Good: assumed to pass all criteria Assessed using the 'urban' habitat type condition sheet.	Low Strategic Significance
	Mixed scrub	0.005	An area of mixed scrub will be created along the southern boundary of the site consisting of native shrubs and small trees such as Hawthorn, Blackthorn, Dog rose, Bramble, Hazel and Buckthorn.	Moderate: assumed to pass 3 of the 5 criteria Assessed using the 'Scrub' habitat type condition sheet.	Low Strategic Significance
	Urban tree	0.0814	20 small, native trees will be planted along the northern and southern boundaries as well as between the car park and main padel courts. Trees will be sourced from a local provenance and consist of species such as Oak, Beech, Field Maple and Wild cherry.	Moderate: assumed to pass 4 of the 6 criteria Assessed using the 'Individual tree' habitat type condition sheet.	Low Strategic Significance
	Developed land; sealed surface	0.411	Areas of hardstanding created for the car park, clubhouse and padel courts.	Habitat condition pre-determined as ' N/A-Other ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Enhanced (A-3)	Modified grassland to other neutral grassland	0.142	An area of poor condition modified grassland to the northwest and east of the site will be enhanced to a good condition other neutral grassland/wildflower meadow. This will also act as a buffer between the proposed development and the woodland along the eastern boundary. The proposed seed mix is shade tolerant due to the canopy of the boundary	Good: assumed to pass 6 of 6 criteria Assessed using the 'Grasslands medium, high and very high	Low Strategic Significance

			trees and contains 6 no. grass species and 22no. wildflower species. The mixture contains no dominant grass species, and it is considered reasonable to assume a species diversity of 10 species per m ² (Landlife Wildflowers - Hedgerow and Light Shade Wildflower Seeds LW7M 80/20).	distinctiveness' habitat type condition sheet.	
	Bramble scrub to mixed scrub	0.03	Areas of bramble scrub along the northern and southern site will be enhanced to mixed scrub.	Moderate: assumed to pass 3 of the 5 criteria Assessed using the 'Scrub' habitat type condition sheet.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	1.79	N/A	N/A
	Post-Development	1.82	N/A	N/A
	Net Change	0	N/A	N/A
Overall Net Change		1.62	N/A	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results	The current landscaping proposal generates a net gain of area-based habitat units (0.05%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of other broadleaved woodland (medium distinctiveness), and 2no. good condition urban trees. With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Mid Sussex District Plan 2021 – 2039). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 1.97 will need to be achieved. At present, there is a unit deficit of 0.15 units. However, to meet trading rules 0.14 units must be of individual tree habitats and 0.03 units must be of woodland and forest habitats, <i>making 0.17 units the de facto unit requirement.</i>
Recommendations and Next Steps	There is limited scope on site and this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.

	A summary as to what off-site units will be required is detailed in the table below.				
		Distinctiveness	Broad Habitat Group	Habitat	Units Required
	Area-Based	Medium	Woodland and forest	Other woodland; broadleaved	0.03
			Individual Trees	Urban Tree	0.14
			Total		
Pre-Commencement	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. These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.				

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	1.62%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.79	1.97	0.15
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓
Input errors/rule breaks present in metric ▲				

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Urban; 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	Assumed yes as part of the retrospective assessment
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	Assumed yes as part of the retrospective assessment
C	The tree is mature (or more than 50% within the block are mature).	Y	Assumed yes as part of the retrospective assessment
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.	Y	Assumed yes as part of the retrospective assessment
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Assumed yes as part of the retrospective assessment
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Assumed yes as part of the retrospective assessment
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)		

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ²
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.	N	Horse-grazed paddock
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N	Bramble scrub present along the northern and southern boundaries
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.	N	Large areas of poached grassland
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Large areas of poached grassland
F	Cover of bracken less than 20%.	Y	No bracken identified on site
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species
Essential criterion achieved (Y/N)			N
Number of criteria passed			2
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Other broadleaved woodland; assessed using 'Woodland' habitat type condition sheet:

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	1	One age class present.
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	No evidence of significant browsing present in woodland.
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species >10% cover.	3	No invasive plant species recorded
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	2	Four tree species recorded
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3	Canopy and understorey both comprise >80% native species.
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3	Woodland is less than 10ha; woodland clearing estimated to be <10%
G	Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	1	No classes present
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% mortality and/or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	2	A couple of Ash individual exhibited signs of Ash dieback

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1	No recognisable woodland NVC plant community present.
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	1	One storey present.
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1	No veteran trees present
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1	Less than 25% of woodland contains deadwood.
M	Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground.	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.	1	Nutrient enrichment observed and disturbed grounds accounts for >20% of woodland area.
Total Score (out of a possible 39)					23	
Condition Assessment Result				Condition Assessment Score		Result Achieved
Total score <26 (13 to 25)				Poor		Poor

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Other Neutral Grassland assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

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	The parcel represents a good example of its habitat type.
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, with at least 20% less than 7cm and 20% more than 7cm
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Cover of bare ground is between 1% and 5%.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	Cover of bracken is less than 20% and cover of scrub is less than 5%.
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	Combined cover of species indicative of sub-optimal condition and physical damage accounts for less than 5% of total area. No invasives.
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	There were not 10 or more vascular plant species per m ² present
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)	

Mixed scrub; assessed using 'Scrub' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y	Seedlings, saplings, young shrubs and mature shrubs are all present
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Y	There is an absence of invasives.
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	No well developed edge
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	There are no clearings, glades or rides present within the scrub, providing sheltering edges
Number of criteria passed			5
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	✓
Passes 2 or fewer criteria		Poor (1)	

Urban/Rural 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	Species are native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	All are 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.	Y	No adverse impacts.
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			4
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)	

Biodiverse Green Roof; assessed using the 'Urban' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/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.	Y	Species proposed are capable of providing varied vegetation structure.
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.	Y	Species proposed includes different species that flower at different times of the year.
C	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).	Y	Absence of non-native plant species in species list. Management plan addresses removal of invasives if found colonizing green roof.
Additional Criterion – must be assessed for biodiverse green roofs only:			
G	The roof has a varied depth of 80mm–150mm; at least 50% is at 150mm 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.	Y	Undulating substrate depth and additional habitats such as sand piles, stones, and logs anticipated.
Essential criteria relevant for habitat type achieved (Yes or No)			Y
Number of criteria passed			4
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Results for green roofs (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 (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)	