

Biodiversity Net Gain Assessment

March 2026

Project Reference: PR-25-0257

Holy Catholic Family Primary School

Hall Lane

Widnes

WA8 5DW

National Grid Reference: SD 3417 0238



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Revision	Date	Amendment
1.2	16/03/2026	Altered mapping scales

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Executive Summary

As part of a proposed planning application with Knowsley Council concerning Holy Catholic Family Primary School, Tyrer Ecological Consultants Ltd were commissioned by Cunliffes Ltd to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from an Inspection & Assessment in relation to Bats & Breeding Birds in August 2025 and a follow-up site visit in November 2025. It is understood proposals entail the extension of the school nursery to the west aspect of the school with associated hardstanding and landscaping.

Based on the landscaping proposals, the scheme will result in a **11.71% net-gain in Habitat units**.

In terms of specific unit changes, the metric output indicates a **gain of 0.02 Habitat units**.

In addition, **the trading rules are satisfied for the scheme**.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.02
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	11.71%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant (Cunliffes), which has resulted in the planting of additional individual trees and the inclusion of other neutral grassland.

If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

A Habitat Management & Monitoring Plan is not deemed necessary based on the application of MEAS local guidance, however, as per local guidance, a Landscape Planting and Maintenance Plan (LPMP) is likely to be required, secured by planning condition.

Next steps

See [Section 9.0](#) for further details.

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1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Knowsley Metropolitan Borough Council (Knowsley Council) concerning Holy Catholic Family Primary School, Tyrer Ecological Consultants Ltd were commissioned by Cunliffes Ltd to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from an Inspection & Assessment in relation to Bats & Breeding Birds in August 2025 and a follow-up site visit in November 2025.
- 1.2 Proposals include the extension of the school nursery to the west of the school with associated hardstanding and landscaping. See **Figure 1.1** below for a proposed landscape plan.

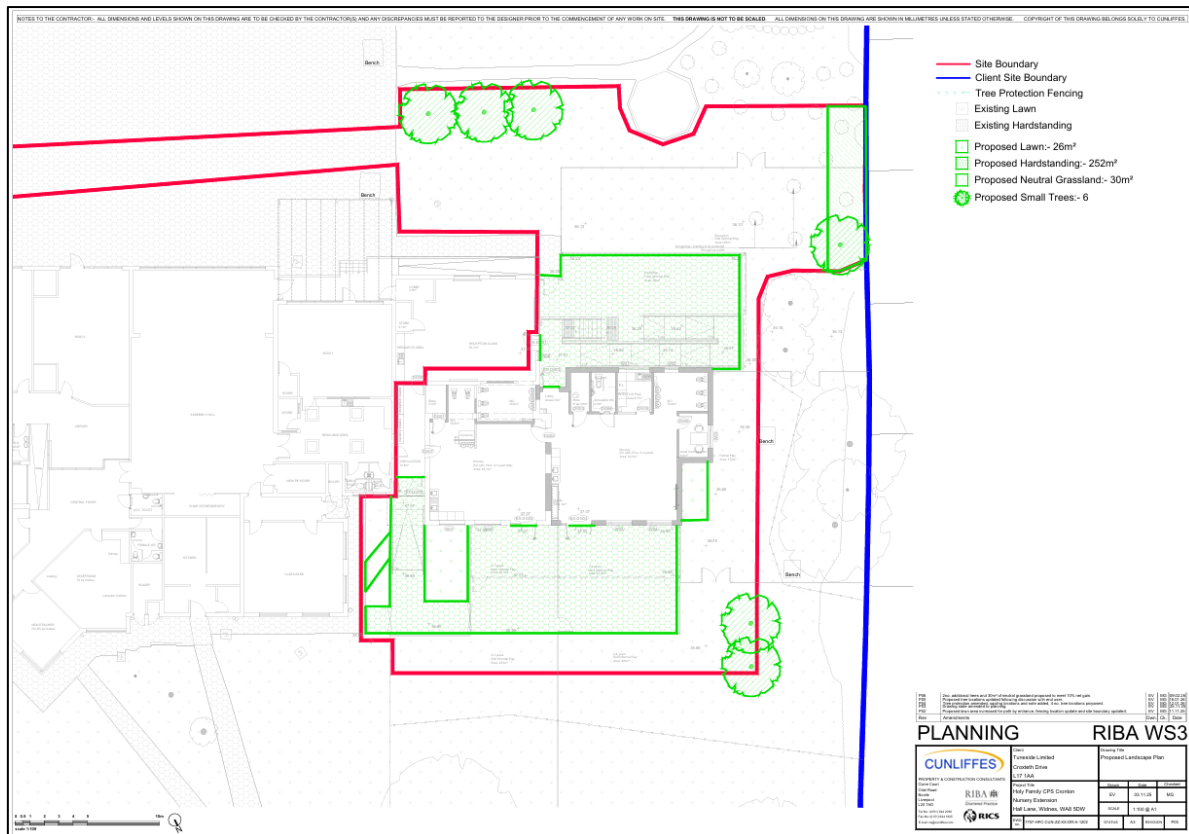


Figure 1.1 – Proposed landscape plan (Rev P06 © Cunliffes Ltd)

- 1.3 This BNG Assessment relies on information gathered during the PRA and site survey as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).
- 1.4 This assessment uses 'The Statutory Biodiversity Metric Calculation Tool' (as published on 3rd July 2025) as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

National Policy

- 1.5 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.

- 1.6 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12th February 2024 for Major developments and 2nd April for minor developments, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.7 The Act is supported by secondary legislation, consisting of six statutory instruments¹ laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024
 - The Biodiversity Gain Site Register Regulations 2024
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024
- 1.8 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

- 1.9 The following policies from the Knowsley Local Plan are considered relevant to this assessment (see **Table 1.1** overleaf):

Table 1.1 – Relevant policies as extracted from the Knowsley Local Plan

Policy Title	Summary
CS8: Green Infrastructure	Knowsley's existing green infrastructure will be protected, managed, or enhanced, through the identification, protection and enhancement of strategically important areas of greenspace. In relation to the LCR, the Council will work with partners to help deliver local and sub-regional programmes, initiatives and strategies to enhance Green Infrastructure.
CS21: Greenspaces and Trees	The Council will provide and maintain quantitative, qualitative and accessibility standards for different types of public open space.

¹ See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

2.0 The Statutory Biodiversity Metric Calculation Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Calculation Tool was completed by the following assessor (see **Table 2.1** below):

Table 2.1 – BNG Assessor credentials

Name	Description of most relevant credentials
Mr. T. Lefebure Qualifying CIEEM	• A Junior Ecologist with a range of experience and currently undergoing extensive training, • MSc in Environmental Assessment and Management, • Meets the requirements of CIEEM's Competency Framework Section S (Surveying) to Capable or higher level. • Undertaken a number of BNG assessments and extensive training.

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2025) covered in the most recent User Guide² (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles³, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **ISEP** (Institute of Sustainability & Environmental Professionals, formerly IEMA).
- 2.4 It is a legal requirement that the four BNG Rules are met, whilst the nine BNG Principles provide guidance for application of use.

² See:

https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

³ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2.3 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and - ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2025, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **Cunliffes** (Ref: 7757-HFC-CUN-XX-XX-DR-A-1200) – Proposed Site Plan Rev P05 (February 2026),
 - **Cunliffes** (Ref: 7757-HFC-CUN-XX-XX-DR-A-1101) – Existing Landscape Plan (November 2025),
 - **Cunliffes** (Ref: 7757-HFC-CUN-ZZ-XX-DR-A-1202) – Proposed Landscape Plan Rev P06 (February 2026),
 - **Mulberry Tree Management** (Ref.: TRE/HFCCPS) – Arboricultural Implications Assessment (January 2026).
- 2.8 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Mr. T. Lefebure, as well as with other senior consultants within the company.

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Point 2.7**); therefore, Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; nonetheless, the reader should be aware that these discrepancies can occur.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Baseline Strategic Significance & Irreplaceable Habitats

- 4.1 The Liverpool City Region Local Nature Recovery Strategy (LNRS), which covers Knowsley, has not yet been finalised. As such, the site's strategic significance was justified utilising Merseyside Environmental Advisory Service's (MEAS) Mandatory BNG Guidance Note⁴. This identifies that habitats within the following relevant areas / plans should be considered of 'High' strategic significance:
- Statutory protected sites (e.g. SAC, SPA, Ramsar and SSSI, NNR and LNR);
 - Locally designated sites, including Local Wildlife Sites (LWS), Sites of Biological Importance (SBI);
 - Local Nature Recovery Strategy (when published);
 - Liverpool City Region Ecological Network Nature Improvement Areas and Core Biodiversity Areas;
 - North Merseyside Biodiversity Action Plan (NMBAP) Habitats;
 - Knowsley strategic Green Links (as defined in policy CS8 of the Knowsley Local Plan Core Strategy).
- 4.2 The single individual tree located within the red line boundary is categorised as an Urban Tree, and is therefore covered by the NMBAP. This habitat has therefore been input into the metric as being 'Formally identified in local strategy'.
- 4.3 Aside from this, the site does not fall into any identified areas that can be considered of high strategic significance within the metric. As such, all other habitats on site have been identified as 'Area/compensation not in local strategy/ no local strategy'.
- 4.4 The site was not host to any irreplaceable habitats outlined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.

⁴ See: [LCR Mandatory BNG Guidance Note2025.pdf](#)

5.0 Habitat Degradation

- 5.1 No habitat degradation has taken place within the red line boundary of the site since the relevant date of 30th January 2020. As such the baseline value of the site has been gathered from the site visit on 27th November 2025.

6.0 Habitat Survey with Metric

Baseline Habitats

- 6.1 The reader is referred to the Statutory Biodiversity Metric Calculation Tool (hereafter referred to as the Metric)⁵, which will accompany this report when issued and should be read in conjunction with this section. See **Tables 6.1 & Figure 6.1** below for **baseline habitat information** as extracted from the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis, as well as the **External Appendices** – PRA for further habitat information.

Table 6.1 – Baseline Habitat information for on-site Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 g4 Modified grassland	0.0710	Poor	Area of species poor grassland with approximately 4 sp/m ² and short, heavily managed sward height. Species present include creeping buttercup (<i>Ranunculus repens</i>), white clover (<i>Trifolium repens</i>), thyme-leaved speedwell (<i>Veronica serpyllifolia</i>), daisy (<i>Bellis perennis</i>), prickly sow-thistle (<i>Sonchus asper</i>), American willowherb (<i>Epilobium ciliatum</i>), annual meadow grass (<i>Poa annua</i>), Yorkshire-fog (<i>Holcus lanatus</i>) and red fescues (<i>Festuca rubra</i>).	0.14
Habitat Ref.: 2 u1b5 Buildings Metric: Developed land; sealed surface	0.0195	N/A	Current school building, incorporating the existing nursery structure.	0.00
Habitat Ref.: 3 u1b6 Other developed land Metric: Developed land; sealed surface	0.0734	N/A	A series of paved pedestrian accessways and hardstanding that acts as a play area.	0.00

⁵This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 4 Individual trees Urban tree	0.0041	Moderate	A single willow (<i>Salix sp.</i>) present on site, with a DBH of 21cm, noted as T4 in the associated arboricultural implications assessment. The report states “a previously pollarded decaying stem”	0.04
Total Habitat Area	0.16		Total Habitat Units	0.18

Proposals

- 6.3 The proposals are understood to involve the extension of the school nursery to the west aspect of the primary school with associated hardstanding and landscaping. Areas of grassland and hardstanding will be lost to facilitate this, as well as the single individual tree at the site, though additional planting and habitat enhancements have been integrated into the proposal.
- 6.4 Refer to **Figures 6.1 – 6.2** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

Post-Development Habitats

- 6.5 The reader is again referred to the Metric, see **Tables 6.2** for **post-development habitat information** as provided to the author and extracted from the Metric.

Table 6.2 – Post-development Habitat information for on-site Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 g4 Modified grassland <u>Retained</u>	0.0510	Poor	A large area of modified grassland is to be retained.	0.10
Habitat Ref.: 5 g3c Other neutral grassland <u>Enhanced</u>	0.0030	Poor	An area of existing grassland to the west of the site will be enhanced to other neutral grassland, via the application of a suitable seed mix and favourable management prescriptions.	0.01
Habitat Ref.: 6 g4 Modified grassland <u>Created</u>	0.0029	Poor	Two small areas of modified grassland are to be created following the construction of the new nursery structure and associated pedestrian accessways and hardstanding sections.	0.01

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 7 u1b5 Buildings <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.0227	N/A	A nursery building is to be created to the west of the existing structure. Areas of the existing building will also be extended.	0.00
Habitat Ref.: 8 u1b6 Other developed land <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.0865	N/A	Associated hardstanding will be created in the form of pedestrian access points to the north and south of the proposed structure.	0.00
Habitat Ref.: 9 Individual trees Urban tree <u>Created</u>	0.0244	Moderate	Six, small-sized, moderate condition trees are to be planted on site. These trees are to be native species and will be planted to the south-west boundary of the sit, as well as to the west and north-west.	0.09
Total Habitat Area (excl. urban trees)	0.16		Total Habitat Units (incl. urban trees)	0.20

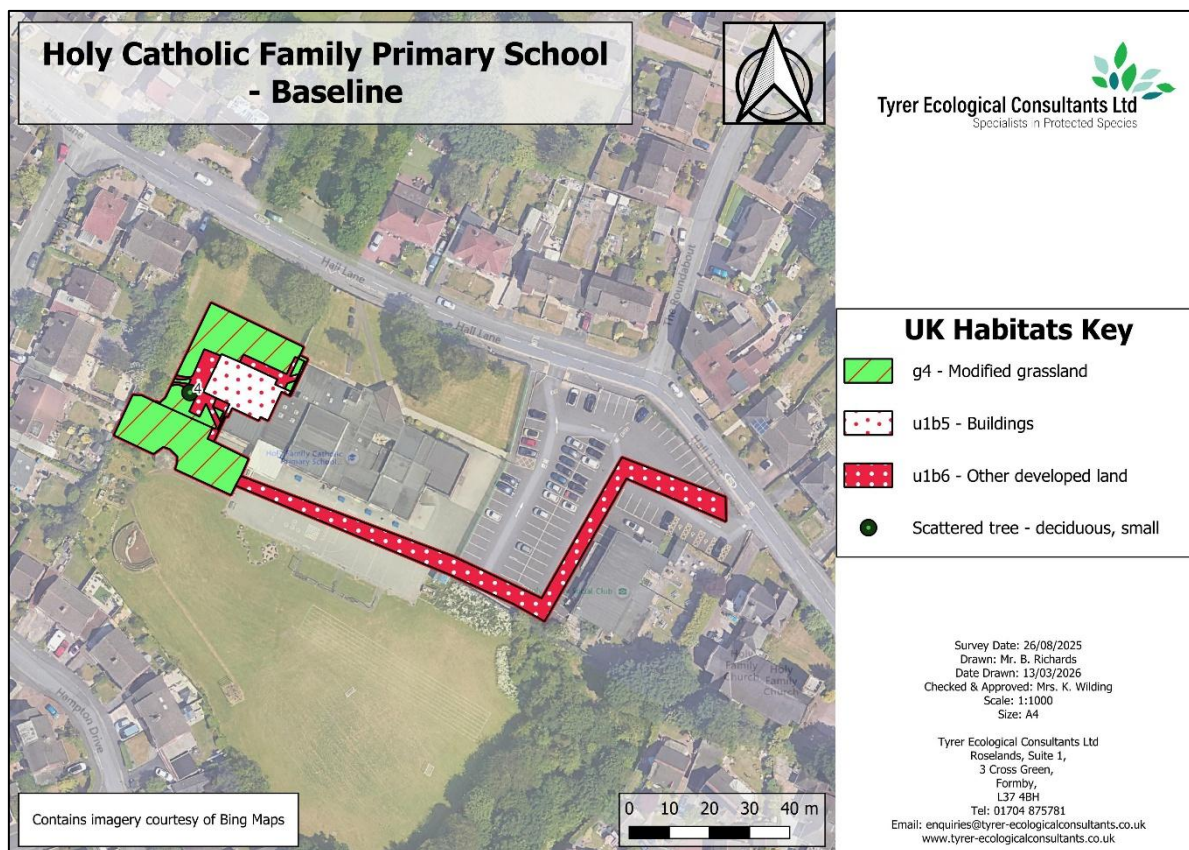


Figure 6.1 – Baseline UK Habitats Map

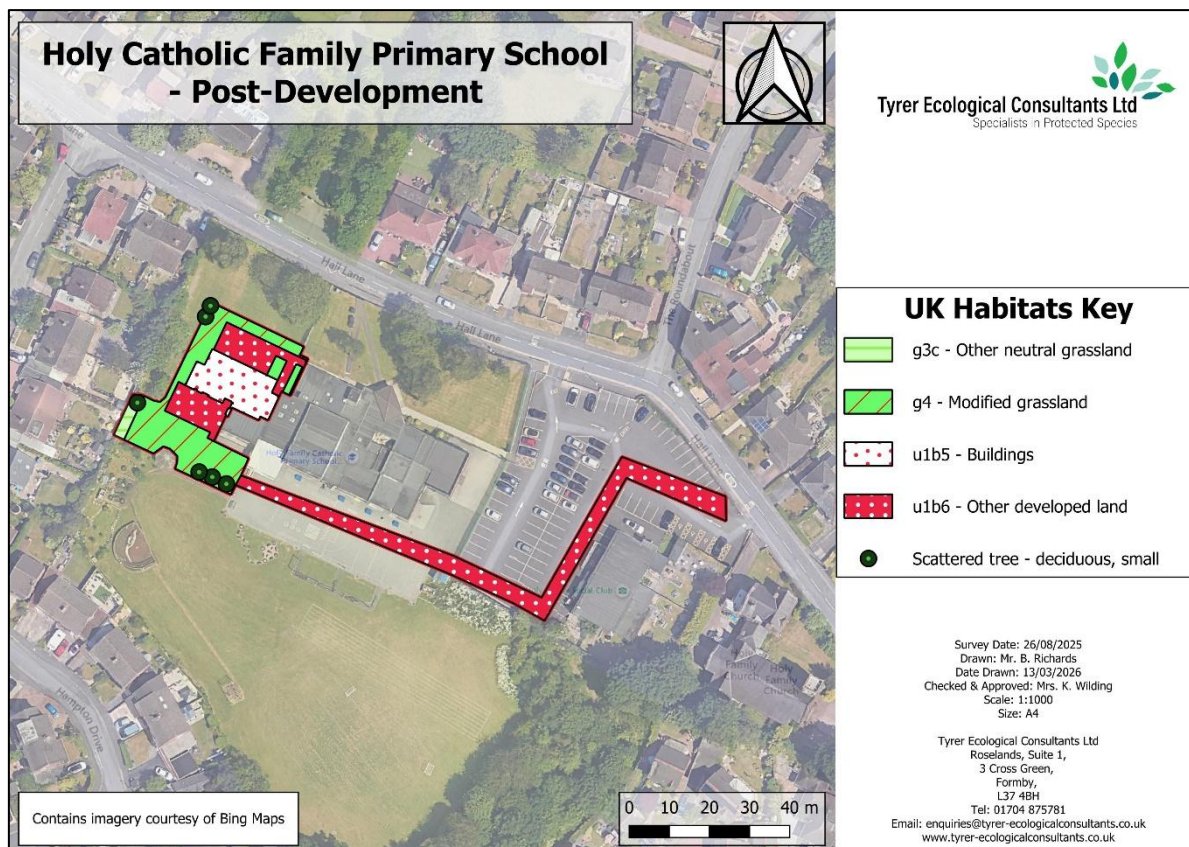


Figure 6.2 – Post-development UK Habitats Map

7.0 Post-development Strategic Significance

- 7.1 Urban Trees are included within the NMBAP, thus the created individual trees have been categorised as 'Formally identified in local strategy'.
- 7.2 Based upon the LCR Local Habitat Map, LCR Ecological Network Explorer and NMBAP, none of the other proposed habitats are listed in the local BAP or any other relevant allocation, thus the remaining post development habitats within this area have been assigned 'Area / compensation not in local strategy' within the metric.

8.0 Significant Enhancements

- 8.1 The creation of the six individual trees within the site boundary constitutes the creation of a 'Medium' distinctiveness habitat; however as per MEAS' BNG Guidance note⁶, individual trees should only be considered to be significant enhancements where 10 or more are proposed post-development.
- 8.2 The enhancement of modified grassland to other neutral grassland also constitutes a 'Medium' distinctiveness habitat being formed on site; whilst this would ordinarily require a Habitat Management and Monitoring Plan (HMMP), the g3c only targets 'Poor' condition, and thus management prescriptions are not likely to be highly intensive. A full HMMP is therefore not deemed necessary for the site based on the habitat conditions proposed.
- 8.3 However, as per local guidance, a Landscape Planting and Maintenance Plan (LPMP) is likely to be required, secured by planning condition.

⁶ See: https://eas.merseysidebiobank.org.uk/wp-content/uploads/2024/03/LCR_Mandatory_BNG_Guidance_Note_FINAL.pdf

9.0 Conclusions

- 9.1 Based on the landscaping proposals, the scheme will result in a **11.71% net-gain** in **Habitat units**.
- 9.2 In terms of specific unit changes, the metric output indicates a **gain of 0.02 Habitat units**.
- 9.3 In addition, **the trading rules are satisfied for the scheme**.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.02
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	11.71%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 9.1 – Headline results summary outputted by the Statutory Biodiversity Metric Calculation Tool

- 9.5 Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the applicant, and represents an improvement in terms of habitat units relative to the original design.
- 9.6 If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

Next Steps (On-site)

- 9.7 In line with national policy, should planning permission be granted **no habitats** to be created will require an HMMP, though the planning authority may require a LPMP as outlined in Section 8.0, detailing management prescriptions for a 30-year period and secured by a planning condition.
- 9.8 A suitably qualified ecologist is required to undertake scheduled monitoring of the created and enhanced habitats to inform ongoing maintenance for this period; these interim reports will be submitted to the LPA for review (the timings of which will be determined as part of the LPMP). This process ensures compliance with biodiversity commitments. Additional survey and

monitoring fees will apply for ongoing assessments and LPA oversight throughout the 30-year period.

- 9.9 Once the above has been completed, the applicant / agent should submit the completed LPMP, which will be required in order to discharge the pre-commencement biodiversity gain planning condition.

10.0 Bibliography

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Appendix I: Condition Assessment Tables

Baseline – On-Site

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 1)

Condition Assessment Criteria		Habitat Reference
		1
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. 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.	N
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
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.	Y
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
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor
		Y

Condition Assessment Score – Individual Trees (T4) (Habitat Ref.: 4)

Condition Assessment Criteria		Habitat Reference
		4
		Criterion passed (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	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.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Total Score		4
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Post-Development – On-site

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 1)

Condition Assessment Criteria		Habitat Reference
		1
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. 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.	N
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
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.	Y
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
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor
		Y

Condition Assessment Score – Grassland (Medium – Very High) (Habitat Ref.: 5)

Condition Assessment Criteria		Habitat Reference
		5
		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	N
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 insects, birds and small mammals to live and breed.	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N
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%.	N
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.	N
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. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N
Total Score		0
Essential criterion for Good condition achieved (for non-acid grassland)		N
Condition Assessment Result		Condition Assessment Score
Non-acid grassland Types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good
Passes 3 - 5 criteria, including essential criterion A.		Moderate
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor
		Y

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 6)

Condition Assessment Criteria		Habitat Reference
		6
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. 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.	N
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
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.	Y
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
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor
		Y

Condition Assessment Score – Individual Trees (Habitat Ref.: 9)

Condition Assessment Criteria		Habitat Reference
		9
		Criterion passed (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	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.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Appendix II: On-site Baseline UK Habitats Map

Holy Catholic Family Primary School - Baseline



Tyrer Ecological Consultants Ltd
Specialists in Protected Species

UK Habitats Key



g4 - Modified grassland



u1b5 - Buildings



u1b6 - Other developed land



Scattered tree - deciduous, small

Survey Date: 26/08/2025

Drawn: Mr. B. Richards

Date Drawn: 13/03/2026

Checked & Approved: Mrs. K. Wilding

Scale: 1:1000

Size: A4

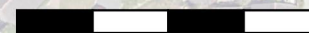
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Contains imagery courtesy of Bing Maps

0 10 20 30 40 m



Appendix III: On-site Post-development UK Habitats Map

Holy Catholic Family Primary School - Post-Development



Tyrer Ecological Consultants Ltd
Specialists in Protected Species

UK Habitats Key

-  g3c - Other neutral grassland
-  g4 - Modified grassland
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  Scattered tree - deciduous, small

Survey Date: 26/08/2025
Drawn: Mr. B. Richards
Date Drawn: 13/03/2026
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0 10 20 30 40 m

