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Biodiversity Net Gain Assessment

August 2024

Project Reference: PR-0247-24

Summerseat Engine Room

Rowlands Road

Bury

Greater Manchester

BL9 5PZ

National Grid Reference: SD 79438 14439



Document Title	Biodiversity Net-gain Assessment
Project reference	PR-0247-24
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Prepared by	Tyrer Ecological Consultants Ltd

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Executive Summary

As part of a proposed planning application and application for listed building consent with Bury Metropolitan Council concerning Summerseat Engine Room off Rowlands Road in Summerseat, Bury, Tyrer Ecological Consultants Ltd have been commissioned to carry out a Biodiversity Net-gain (BNG) Assessment. This process follows on from a site visit in July 2024, which identified, mapped and condition assessed the habitats present within the red line boundary, and **deemed the site to not be exempt from BNG**.

The proposals entail the conversion of the existing structure to provide a restaurant and a bar, with associated access and landscaping.

Based on the current landscaping proposals, the scheme will result in a **11.62% net-gain in Habitat units**. In terms of specific unit changes, the metric output indicates a gain of **0.10 Habitat units**. In addition, the proposals indicate a gain of **0.31 Linear units**; however, given that there are no linear units at the baseline, a percentage gain cannot be calculated. The **trading rules are satisfied** for the site.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.10
	<i>Hedgerow units</i>	0.31
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	33.31%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

The above results are based on extensive cooperation between the Ecologist (Tyrer The above results are based on cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (PPY Design Ltd), which has resulted in changes to the landscaping scheme with biodiversity in mind, indicating that the scheme has been produced in line with the mitigation hierarchy and BNG guidance. If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Tool in order to ascertain whether a gain is still achieved.

The hawthorn scrub, individual tree and woodland habitats to be created and enhanced are considered significant enhancements, as they are in relation to 'Medium' and 'High' distinctiveness habitats, and as such they will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30 year period.

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1.0 Introduction & Scope

- 1.1 As part of a proposed planning application and application for listed building consent with Bury Metropolitan Council concerning Summerseat Engine Room off Rowlands Road in Summerseat, Bury, Tyrer Ecological Consultants Ltd have been commissioned to carry out a Biodiversity Net-gain (BNG) Assessment. This process follows on from a site visit in July 2024, which identified, mapped and condition assessed the habitats present within the red line boundary, and **deemed the site to not be exempt from BNG**.
- 1.2 The proposals entail the conversion of the existing structure to provide a restaurant and a bar, with associated access and landscaping. See **Figure 1.1** for a proposed site plan.

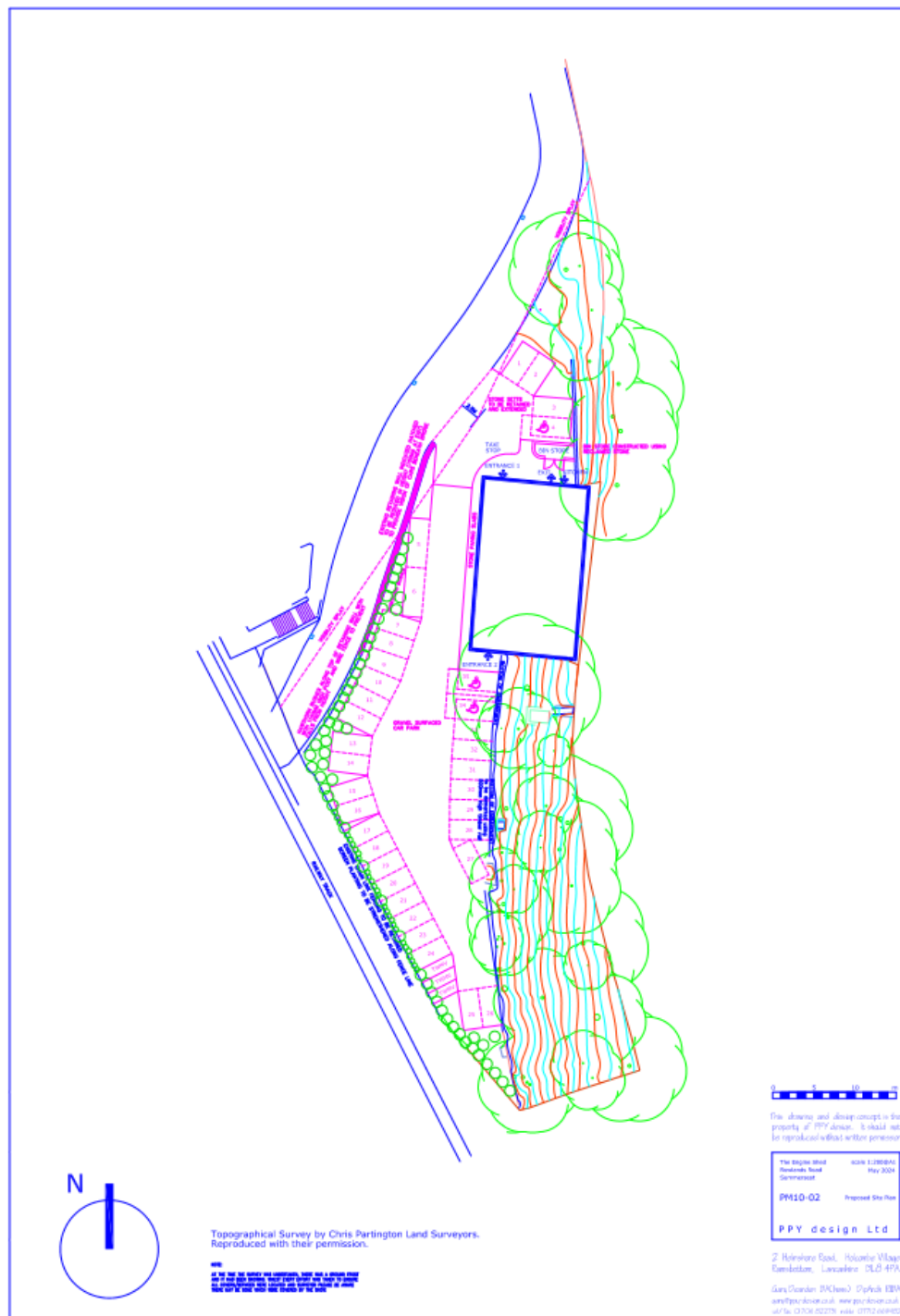


Figure 1.1 – Proposed site plan © PPY Design Ltd

- 1.3 This BNG Assessment relies on third-party information gathered during the baseline assessment as well as from plans associated with the scheme (see **Point 2.8** of this report for key third-party data sources).
- 1.4 As part of the Local Planning Authorities (LPA) local planning policy and obligations to national Planning Framework, certain elements of the Biodiversity Net Gain (BNG) scheme for sites are typically required prior to planning consent being granted.
- 1.5 This assessment uses 'The Statutory Biodiversity Metric Tool' as this tool is the 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

- 1.6 The National Planning Policy Framework (NPPF), revised in December 2023, legislates net gain in biodiversity through paragraphs 180(d), 185(b) and 186(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.
- 1.7 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on the 12th February 2024, 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).
- 1.8 The Act is supported by secondary legislation, consisting of six statutory instruments laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024¹
 - The Biodiversity Gain Site Register Regulations 2024²
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024³
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024⁴
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024⁵
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024⁶
- 1.9 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.

¹ <https://www.legislation.gov.uk/ukSI/2024/44/contents/made>

² <https://www.legislation.gov.uk/ukSI/2024/45/contents/made>

³ <https://www.legislation.gov.uk/ukSI/2024/45/contents/made>

⁴ <https://www.legislation.gov.uk/ukSI/2024/47/contents/made>

⁵ <https://www.legislation.gov.uk/ukSI/2024/48/contents/made>

⁶ <https://www.legislation.gov.uk/ukSI/2024/50/contents/made>

Local Policy

- 1.10 This national policy mandating Biodiversity Net Gain is reflected in 'Places for Everyone', a long-term joint development plan for nine Greater Manchester districts including Bury, with Policy JP-G9 stating:

"Development will be expected to:

- *Follow the mitigation hierarchy of:*
 - i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts where appropriate, then*
 - ii. Adequately mitigating any harm to biodiversity, then*
 - iii. Adequately compensating for any remaining harm to biodiversity*
- *Avoid fragmenting or severing connectivity between habitats;*
- *Achieve a measurable net gain in biodiversity of no less than 10%;*
- *Make appropriate provision for long-term management of habitats and geological features connected to the development."*

2.0 The Statutory Biodiversity Metric 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 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, February 2024) covered in the most recent User Guide⁷ (see **Tables 2.1 – 2.2**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁸, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **IEMA** (Institute of Environmental Management and Assessment).
- 2.3 It is a legal requirement that the four BNG Rules are met, whilst the Principles provide guidance for application of use.

Table 2.1 – 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.

⁷ See:

https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf

⁸ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – 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

- 2.4 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Tool was completed by the following assessor (see **Table 2.3** below):

Table 2.3 – BNG Assessor credentials

Name	Description of most relevant credentials
Mr. H. Mulligan Qualifying CIEEM	- Consultant Ecologist with 2 years of professional training and experience, - MBiolSci in Biological Sciences (Zoology), - Received both in-house training from Senior Ecologists as well as attended both external webinars and training courses in applying the Metric, - Undertaken a number of BNG assessments, utilising the Statutory Metric Tool, SSM and full BNG tool, v3.0, v3.1 & v4.0.

- 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 2023/24, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 The Bury Metropolitan Borough Council Policy Map⁹ was accessed and used to assess the strategic significance of the site in terms of the local nature recovery strategy (LNRS) and Unitary Development Plan. The map revealed that the application site falls within an area designated under the following:
- **Policy OL5/2** – River Valleys,
 - **Policy EN2/2** – Conservation Areas,
 - **Policy EN6/4** – Wildlife Links and Corridors,
 - **Landscape Character Area,**
 - **Adopted Green Belt.**
- 2.8 Key third-party data sources and / or information used to inform this BNG assessment include:
- **Site Location Plan**, PPY Design Ltd,
 - **Proposed Site Plan**, PPY Design Ltd,
 - **Existing Site Plan**, PPY Design Ltd.
- 2.9 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. Mulligan, as well as with Senior consultants within the company.

⁹ See: <https://maps.bury.gov.uk/ExternalWebMap/Map.aspx?MapName=PolicyMap>

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net-gain assessment (see **Section 2.8**), 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 where required, 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; These discrepancies should be taken into account by both the practitioner and reviewer in line with the above.
- 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 Habitat Survey with Metric

Baseline Habitats

- 4.1 The reader is referred to the 'Hard copy' of the Metric¹⁰, which will accompany this report when issued and should be read in conjunction with this section. See **Table 4.1** below for **baseline habitat information** as extracted from the Hard copy of the Metric.
- 4.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis.

Table 4.1 – Baseline Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
g4 – Modified grassland	0.0499	Poor	Successional grassland at south-west of site.	0.11
u1 – Built-up areas and gardens	0.0398	N/A	Tall stands of invasive Himalayan balsam, aligning with introduced shrub.	0.08
u1b5 – Buildings	0.0285	N/A	The building onsite, to be retained and converted.	0.00
u1b6 – Other developed land	0.0477	N/A	Hardstanding cobbled areas at north-west and north of site.	0.00
w1f7 – Lowland mixed deciduous woodland	0.0509	Moderate	Woodland covering the east of the site, to be retained and enhanced.	0.70
Total Habitat area (excl. urban trees)	0.2168		Total Habitat Units (incl. urban trees)	0.90

Proposals

- 4.3 The proposals entail the conversion of the existing structure to provide a restaurant and a bar, with associated access and landscaping.
- 4.4 The current proposals result in the loss of the grassland and introduced shrub onsite, with the woodland and building to be retained; see **Figures 4.1 – 4.2** overleaf for UK Habitats maps of the habitats at the baseline and post-development stage.

¹⁰This section of the report should be read in conjunction with the hard copy of the Statutory Biodiversity Metric tool – external Appendix.

Post-Development Habitats

- 4.5 The reader is again referred to the 'Hard copy' of the Metric, **Tables 4.2 – 4.3** display **post-development habitat information** based on the proposals provided to the author.

Table 4.2 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
h3f – Hawthorn scrub	0.0277	Moderate	Areas along the edges of the site, including the area currently covered by Himalayan balsam, will be planted with hawthorn scrub.	0.21
u1b6 – Other developed land	0.1097	N/A	New areas of hardstanding including pathways, access and parking.	0.00
Individual trees	0.0081	Moderate	Two small trees will be planted onsite within the hawthorn scrub.	0.03
u1b5 – Buildings	0.0285	N/A	The building onsite, to be retained and converted.	0.00
w1f7 – Lowland mixed deciduous woodland	0.0509	Good	Woodland covering the east of the site, enhanced to 'Good' condition through the removal of Himalayan balsam.	0.76
Total Habitat area (excl. urban trees)	0.2168		Total Habitat Units (incl. urban trees)	1.00

Table 4.3 – Baseline Hedgerow information for Linear habitats

Habitat Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
h2a6 – Other native hedgerow	0.081	Moderate	A hawthorn hedgerow will line the western boundary of the site.	0.31
Total Hedgerow Length	0.081		Total Hedgerow Units	0.31

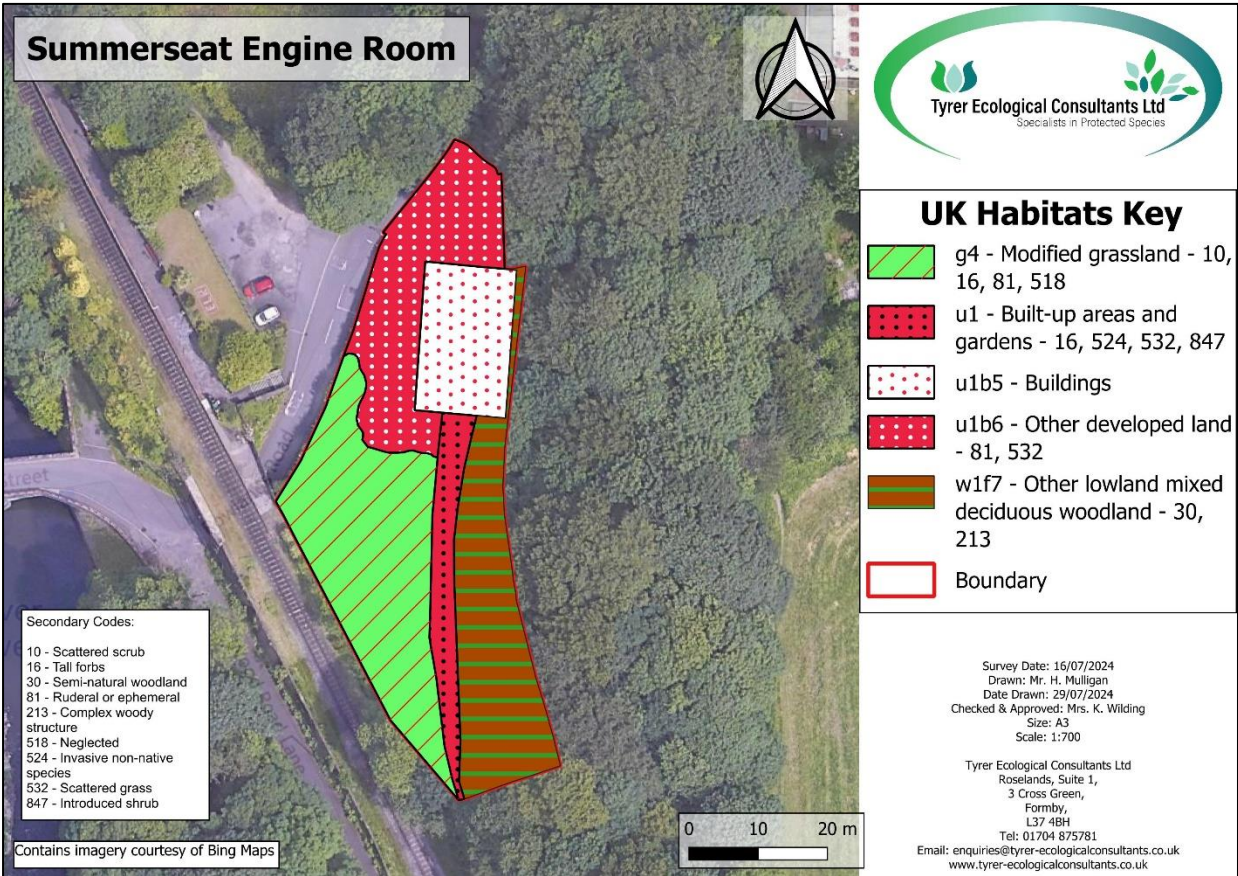


Figure 4.1 – Baseline UK Habitats Map

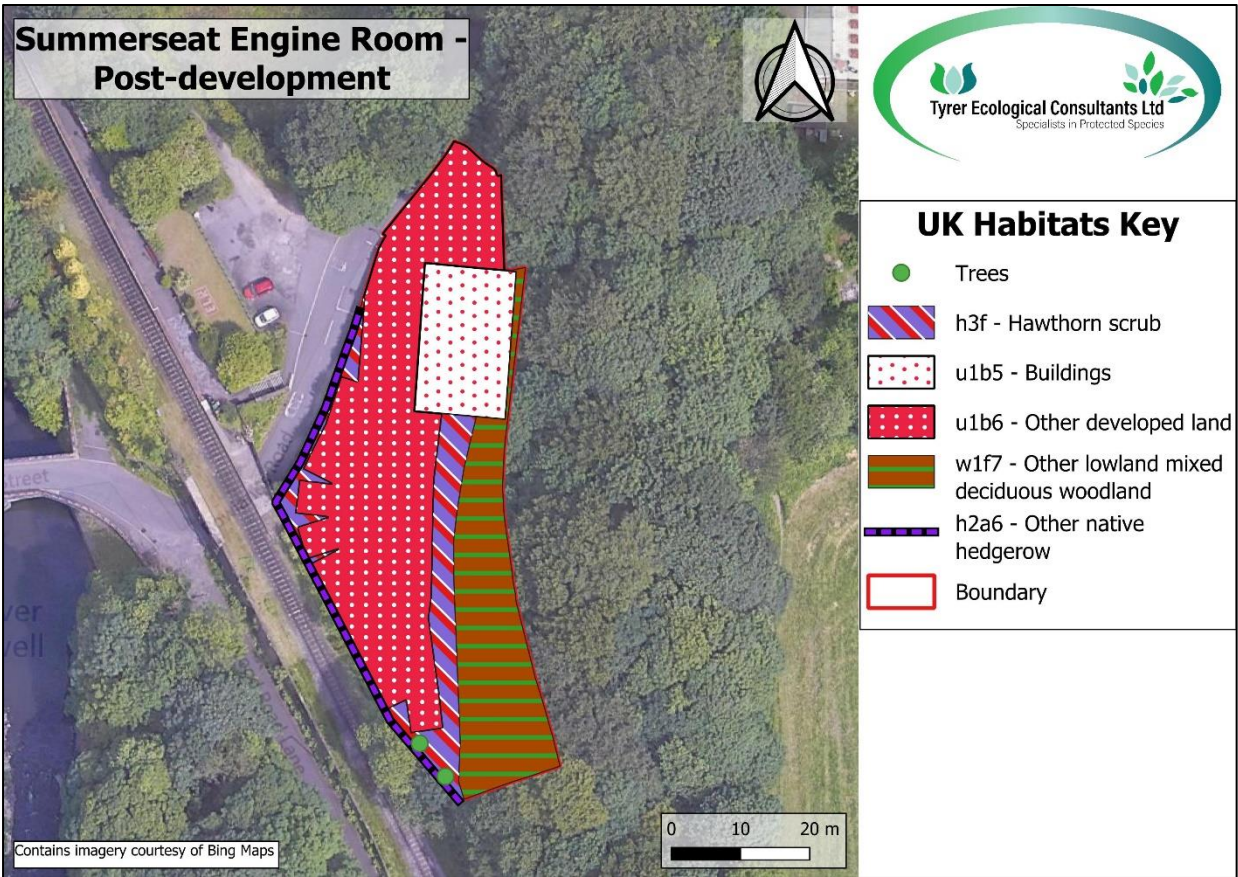


Figure 4.2 – Post-development UK Habitats Map

5.0 Conclusions & Recommendations

- 5.1 Based on the current landscaping proposals, the scheme will result in a **11.62% net-gain in Habitat units**.
- 5.2 In terms of specific unit changes, the metric output indicates a gain of **0.10 Habitat units**.
- 5.3 In addition, the proposals indicate a gain of **0.31 Linear units**; however, given that there are no linear units at the baseline, a percentage gain cannot be calculated.
- 5.4 The **trading rules are satisfied** for the site.
- 5.5 See **Figure 5.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.10
	<i>Hedgerow units</i>	0.31
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	33.31%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 5.1 – Headline results summary outputted by the Statutory Biodiversity Metric Tool

- 5.6 The above results are based on cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (PPY Design Ltd), which has resulted in changes to the landscaping scheme with biodiversity in mind, indicating that the scheme has been produced in line with the mitigation hierarchy and BNG guidance. If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Tool in order to ascertain whether a gain is still achieved.
- 5.7 The hawthorn scrub, individual tree and woodland habitats to be created and enhanced are considered significant enhancements, as they are in relation to 'Medium' and 'High' distinctiveness habitats, and as such they will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30 year period.

6.0 Bibliography

- **CIEEM**, 2019. *Biodiversity Net Gain: Good practice principles for development*. Available from: www.cieem.net/data/files/Publications/Biodiversity_Net_Gain_Principles.pdf
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- **Global Biodiversity Information Facility (GBIF)**, 2019. Available from: <https://www.gbif.org/>
- **Google Earth Pro**, 2024. Available for download from: <https://www.google.com/earth/download/gep/agree.html?hl=en-GB>
- **Joint Nature Conservancy Council (JNCC)**, 2010. *Handbook for Phase 1 habitat survey*. Available from: http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- **Magic Maps Application**, 2024. Available from: www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

Appendix I: Condition Assessment Tables

Baseline Condition Assessment Score – Grassland (Low)

Condition Assessment Criteria		g4
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.	Y
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.	N
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).	N
Total Score		2
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

Baseline Condition Assessment Score – Woodland

Condition Assessment Criteria					w1f7
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	
A	Age distribution of trees	Three age classes present	Two age classes present	One age class present	3
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
C	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	1
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	None to two native tree or shrub species across woodland parcel	2
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
F	Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	2
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	3
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
I	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	2
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	3
K	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	3

Summerseat Engine Room, Rowlands Road, Bury, Greater Manchester, BL9 5PZ
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Condition Assessment Criteria					w1f7
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	
L	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2
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	2
Total Score					31
Condition Assessment Result			Condition Assessment Score		
Total score >32 (33 to 39)			Good		
Total score 26 to 32			Moderate		Y
Total score <26 (13 to 25)			Poor		

Post-development Condition Assessment Score – Scrub

Condition Assessment Criteria		h3f
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
Total Score		2
Condition Assessment Result		Condition Assessment Score
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Post-development Condition Assessment Score – Woodland

Condition Assessment Criteria					w1f7
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	
A	Age distribution of trees	Three age classes present	Two age classes present	One age class present	3
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
C	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	3
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	None to two native tree or shrub species across woodland parcel	2
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
F	Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	2
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	3
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
I	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	2
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	3
K	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	3

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Biodiversity Net Gain Assessment

Condition Assessment Criteria					w1f7
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	
L	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2
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	2
Total Score					33
Condition Assessment Result			Condition Assessment Score		
Total score >32 (33 to 39)			Good		Y
Total score 26 to 32			Moderate		
Total score <26 (13 to 25)			Poor		

Post-development Condition Assessment Score – Individual Trees

Condition Assessment Criteria		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.	Y
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		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 Condition Assessment Score – Hedgerows

Functional Group		Criteria	Description	h2a6
A1	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N
A2	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y
B1	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	N
B2	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y
C1	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N

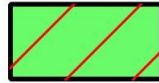
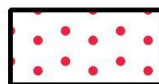
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Biodiversity Net Gain Assessment

Functional Group		Criteria	Description	h2a6
C2	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y
D2	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y
Condition Assessment Result			Condition Assessment Score	
No more than 2 failures in total; AND No more than 1 failure in any functional group.			Good	
No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).			Moderate	
Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).			Poor	

Summerseat Engine Room



UK Habitats Key

-  g4 - Modified grassland - 10, 16, 81, 518
-  u1 - Built-up areas and gardens - 16, 524, 532, 847
-  u1b5 - Buildings
-  u1b6 - Other developed land - 81, 532
-  w1f7 - Other lowland mixed deciduous woodland - 30, 213
-  Boundary

Secondary Codes:

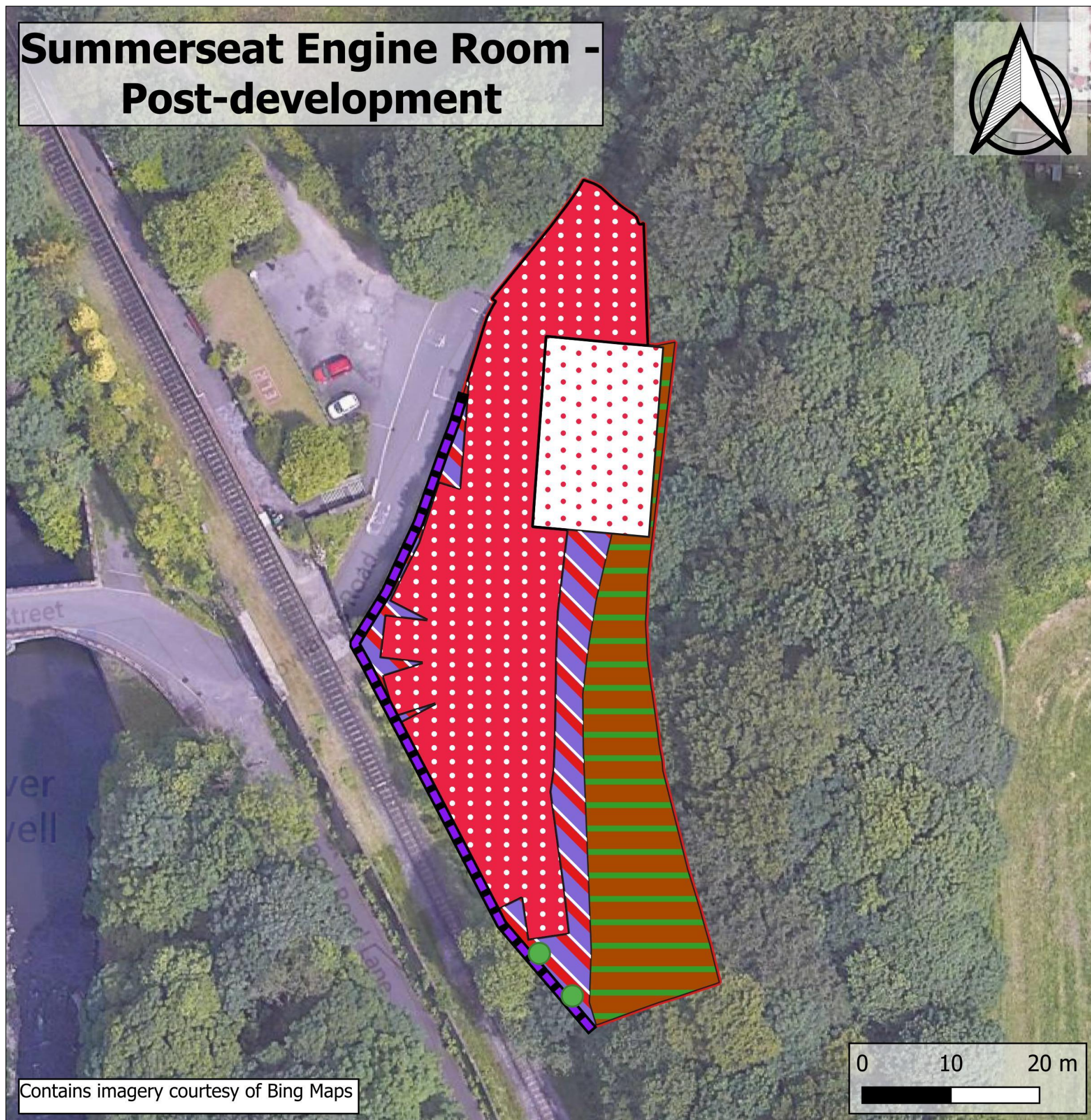
- 10 - Scattered scrub
- 16 - Tall forbs
- 30 - Semi-natural woodland
- 81 - Ruderal or ephemeral
- 213 - Complex woody structure
- 518 - Neglected
- 524 - Invasive non-native species
- 532 - Scattered grass
- 847 - Introduced shrub

Contains imagery courtesy of Bing Maps

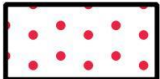
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Survey Date: 16/07/2024
 Drawn: Mr. H. Mulligan
 Date Drawn: 29/07/2024
 Checked & Approved: Mrs. K. Wilding
 Size: A3
 Scale: 1:700

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UK Habitats Key

-  Trees
-  h3f - Hawthorn scrub
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  w1f7 - Other lowland mixed deciduous woodland
-  h2a6 - Other native hedgerow
-  Boundary