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Biodiversity Net Gain Assessment

August 2024

Project No: PR-0096-24

70 Ringley Road West
Radcliffe
Manchester
M26 1DN

National Grid Reference: SD78190576



Document Title	Biodiversity Net-gain Assessment
Project reference	PR-0096-24
Issue no.	1.0
Prepared for	Baltic Planning and Development
Prepared by	Tyrer Ecological Consultants Ltd

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Review date	09/08/2024
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Date of Issue	12/08/2024

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Executive Summary

As part of a proposed planning application regarding 70 Ringley Road West, Radcliffe, Tyrer Ecological Consultants Ltd have been commissioned to carry out a Biodiversity Net-gain (BNG) Assessment. This process follows on from a Preliminary Ecological Appraisal of the site in March 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 erection of four detached dwellings, with associated access and landscaping.

Based on the current landscaping proposals, the scheme will result in a **73.55% net-loss** in **Habitat units**, and a **148.14% net-gain** in **Hedgerow units**. In terms of specific unit changes, the metric output indicates a loss of **1.28 Habitat units** and a gain of **0.04 Hedgerow units**. The **trading rules are not satisfied** for the site.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-1.28
	<i>Hedgerow units</i>	0.04
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-73.55%
	<i>Hedgerow units</i>	148.14%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No – Check Trading Summaries	

The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (Baltic Planning and Development), 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. These changes have resulted in a less substantial net loss than the original proposals, and there is no further scope to gain any biodiversity value onsite within the proposals. 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 the net loss increases.

In order for the development to achieve a 10% net gain, habitat units will need to be purchased from an off-site habitat bank. The current shortfall to 10% is **1.46 Habitat units**, though a spatial risk multiplier applies that is likely to inflate this number relative to the location of the habitat bank. The completed BNG Metric that accompanies this report should be submitted to the habitat banking company, who will calculate the number of habitat units required. Once the purchase of units has been organised with a suitable habitat banking company, a legal agreement will be entered between the applicant and the company, detailing 30 years of management.

See **Section 5.0** for further information.

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(Tyrrer Ecological Consultants Ltd, August 2024)

1.0 Introduction & Scope

- 1.1 As part of a proposed planning application regarding 70 Ringley Road West, Radcliffe, Tyrer Ecological Consultants Ltd have been commissioned to carry out a Biodiversity Net-gain (BNG) Assessment. This process follows on from a Preliminary Ecological Appraisal of the site in March 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 erection of five detached dwellings, with associated access and landscaping. See **Figure 1.1** for a proposed site plan.



Figure 1.1 – Proposed site plan © Revival Architecture

- 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.

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*

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

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

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

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

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

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

- *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 does not fall within any areas designated for nature conservation.
- 2.8 Key third-party data sources and / or information used to inform this BNG assessment include:
- **Appendix I Landscape Plan**, Arbconsultants Ltd,
 - **Proposed Site Plan**, Revival Architecture.
- 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 **Tables 4.1 – 4.2** 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	0.0908	Poor	Front and rear gardens at the site	0.18
h3h – Mixed scrub	0.0185	Poor	Mixed willow and bramble scrub along western boundary of site	0.07
u1 – Built-up areas and gardens	0.0118	N/A	Non-native shrub at east of site. <i>N.B. Area previously mapped as h3d – Bramble scrub was noted during updated inspection to be comprised of invasive giant hogweed, and thus has been included within this habitat.</i>	0.02
u1b5 – Buildings	0.0177	N/A	Main dwelling and shipping container onsite.	0.00
u1b6 – Other developed land	0.0102	N/A	Hardstanding pathways and driveway.	0.00
u1c – Artificial unvegetated, unsealed surface	0.0169	N/A	Gravel and woodchipped area at north of site.	0.00
Individual trees	0.0489	Moderate	Four willow trees located onsite, three small and one large, denoted as T4 – T7 . The three small trees will be retained.	0.39
Individual trees	0.0896	Good	Three trees have already been felled onsite, two large and one medium, denoted as T1 – T3 . As per Metric guidance, these must be entered in 'Good' condition	1.08

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

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Total Habitat area (excl. urban trees)	0.1659		Total Habitat Units (incl. urban trees)	1.75

Table 4.2 – Baseline Hedgerow information for Linear habitats

Habitat Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
h2b – Non-native and ornamental hedgerow	0.028	Poor	A stretch of mixed, species-rich hedgerow will be planted around the bioswale area.	0.03
Total Hedgerow Length	0.028		Total Hedgerow Units	0.03

Proposals

- 4.3 Proposals are understood to entail the erection of five new dwellings with associated parking and landscaping.
- 4.4 The current proposals result in the loss of most of the habitats onsite, with the exception of some of the trees located to the north which will be retained (**T5 – T7**); see **Figures 4.1 – 4.2** overleaf for UK Habitats maps of the habitats at the baseline and post-development stage.

Post-Development Habitats

- 4.5 The reader is again referred to the ‘Hard copy’ of the Metric, **Tables 4.3 – 4.4** display **post-development habitat information** based on the proposals provided to the author.

Table 4.3 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
h3h – Mixed scrub	0.0123	Moderate	Areas along the east and south of the site will be managed by a landscaping company, and will be planted with native scrub species.	0.08
u1 – Built up areas and gardens	0.0557	N/A	The private front and rear gardens of the new buildings, entered within the Metric as ‘Vegetated garden’ as per guidance.	0.11
u1b5 – Buildings	0.0421	N/A	The new dwellings to be erected onsite.	0.00

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
u1b6 – Other developed land	0.0559	N/A	New areas of hardstanding including pathways, access and parking.	0.00
Individual trees	0.0570	Moderate	A total of 14 trees are to be planted onsite within the landscaped areas.	0.17
Individual trees	0.0122	Moderate	T5-7 retained onsite.	0.10
Total Habitat area (excl. urban trees)	0.1659		Total Habitat Units (incl. urban trees)	0.46

Table 4.4 – Baseline Hedgerow information for Linear habitats

Habitat Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
h2b – Non-native and ornamental hedgerow	0.072	Poor	Stretches of non-native hedgerow to be planted along the southern and eastern site boundaries.	0.07
Total Hedgerow Length	0.072		Total Hedgerow Units	0.07

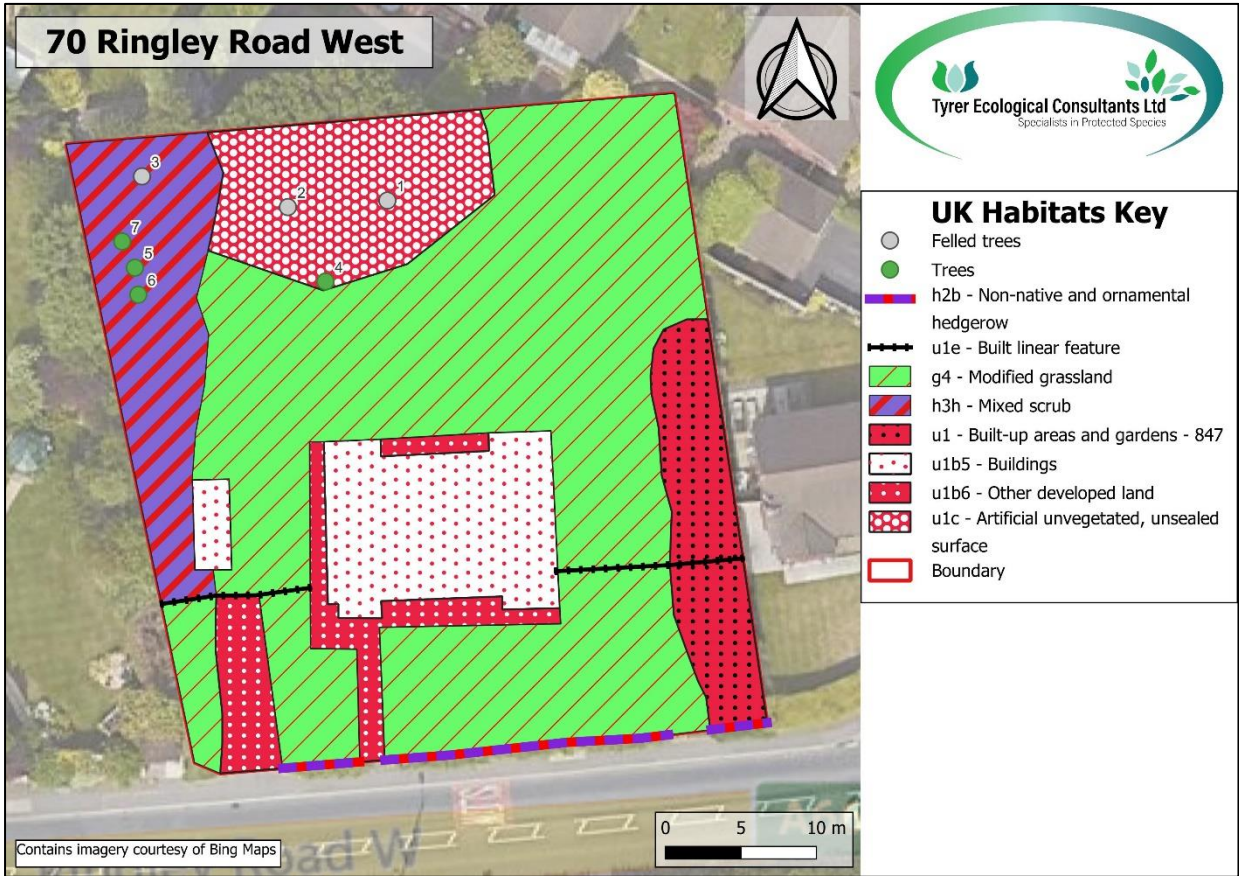


Figure 4.1 – Baseline UK Habitats Map

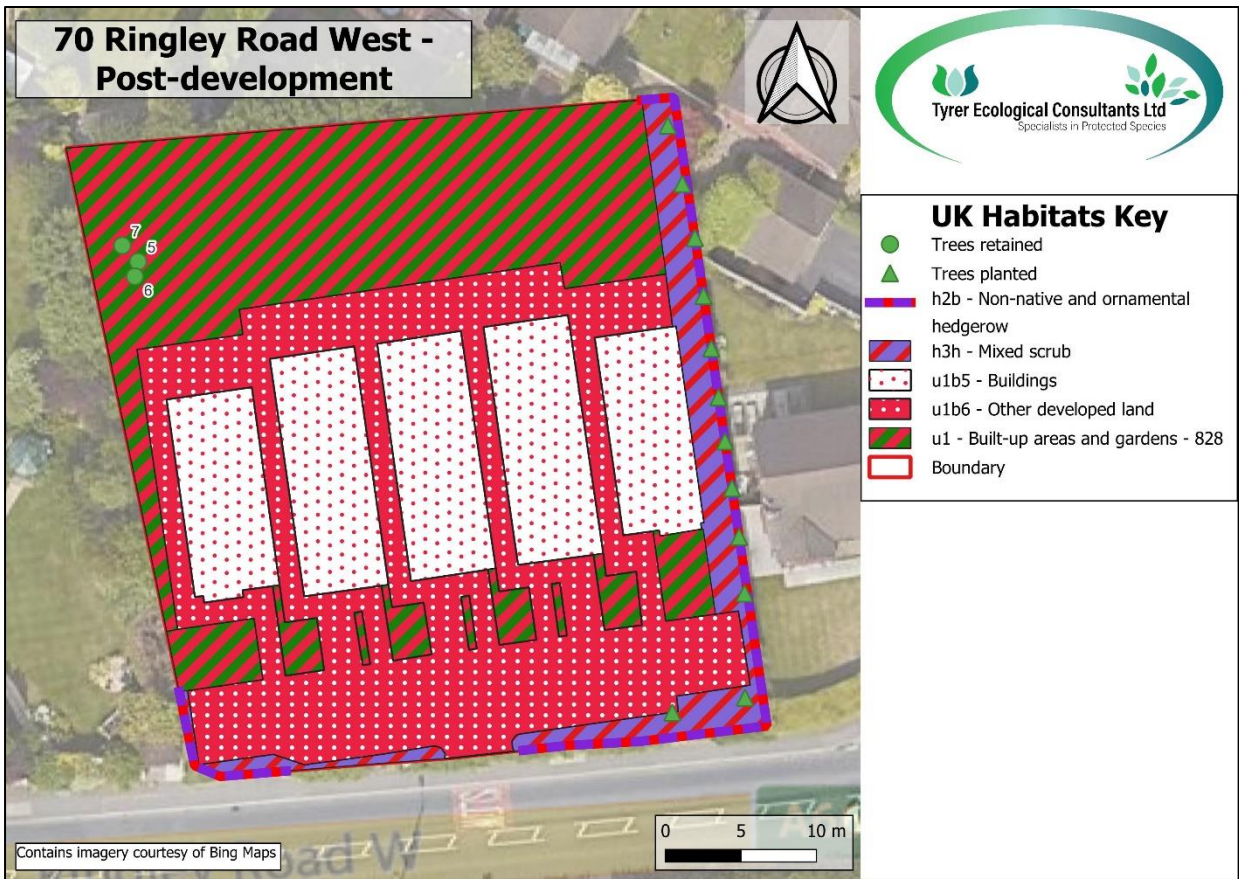


Figure 4.2 – Post-development UK Habitats Map

5.0 Conclusions & Recommendations

- 5.1 Based on the current landscaping proposals, the scheme will result in a **73.55% net-loss** in **Habitat units**, and a **148.14% net-gain** in **Hedgerow units**.
- 5.2 In terms of specific unit changes, the metric output indicates a loss of **1.28 Habitat units** and a gain of **0.04 Hedgerow units**.
- 5.3 The **trading rules are not satisfied** for the site.
- 5.4 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>	-1.28
	<i>Hedgerow units</i>	0.04
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-73.55%
	<i>Hedgerow units</i>	148.14%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No – Check Trading Summaries	

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

- 5.5 The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant / agent (Baltic Planning and Development), 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. These changes have resulted in a less substantial net loss than the original proposals, and there is no further scope to gain any biodiversity value onsite within the proposals. 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 the net loss increases.
- 5.6 Given that a 10% net gain in Habitat units has not been achieved onsite and the trading rules have not been satisfied, which is a legal requirement, in line with the mitigation hierarchy the trading rules and required 10% net gain must be delivered off-site. As the landowner does not own any areas suitable for this, it is understood that off-site biodiversity units will be purchased from a habitat banking provider.
- 5.7 The mixed scrub and individual tree habitats to be created are considered significant enhancements, as they are in relation to 'Medium' distinctiveness habitats, and as such they will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30 year period.

Next steps

- 5.8 In order for the development to achieve a 10% net gain, habitat units will need to be purchased from an off-site habitat bank. The current shortfall to 10% is **1.46 Habitat units**, though a spatial risk multiplier applies that is likely to inflate this number relative to the location of the habitat bank. The completed BNG Metric that accompanies this report should be submitted to the habitat banking provider, who will calculate the number of habitat units required.
- 5.9 Once the purchase of units has been organised with a suitable habitat banking company, a legal agreement will be entered between the applicant and the company, and a HMMP will be produced detailing 30 years of management for the off-site provider's land
- 5.10 There are 2 types of legal agreement for BNG:
- planning obligation (section 106) with an LPA,
 - conservation covenant agreement with a responsible body.
- 5.11 As part of the legal agreement, the habitat banking company will need to commit to:
- creating or enhancing habitats,
 - managing the habitats for at least 30 years.
- 5.12 The legal agreement must be in writing and signed by all parties ('executed as a deed'). For more information, see: <https://www.gov.uk/guidance/legal-agreements-to-secure-your-biodiversity-net-gain>.
- 5.13 The applicant should be aware that either the land manager or themselves (with the land manager's permission) must apply to record the allocation of the biodiversity units to the development on the biodiversity gain sites register.

If the selected biodiversity gain site is not yet registered, the applicant can either:

- wait for the provider to register the site and then apply to record the allocation of gains to your development,
- apply to record the allocation of gains to the development at the same time as applying to register the site.

The allocation of any off-site biodiversity gains to the development will need to be recorded **before the LPA can approve your biodiversity gain plan**.

- 5.14 Once the above is completed, the applicant should then submit their biodiversity gain plan, with the unique biodiversity gain site number from the land manager/unit provider.

6.0 Bibliography

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- **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		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.	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.	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).	N
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

Baseline Condition Assessment Score – Scrub

Condition Assessment Criteria		h3h
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).	N
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y
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.	N
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

Baseline Condition Assessment Score – Individual Trees

Condition Assessment Criteria		Habitat Reference						
		T1	T2	T3	T4	T5	T6	T7
		Criterion passed (Y/N)						
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y	Y	Y	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y	N	N	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	N	N	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	N	Y	Y	Y
Total Score		6	6	6	4	3	3	3
Condition Assessment Result		Condition Assessment Score						
Passes 5 or 6 criteria		Good (T1 – T3)						
Passes 3 or 4 criteria		Moderate (T4 – T7)						
Passes 2 or fewer criteria		Poor						

Post-Development Condition Assessment Score – Scrub

Condition Assessment Criteria		Criterion passed (Y/N)
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.	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y
Total Score		3
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 – Individual Trees (Planted)

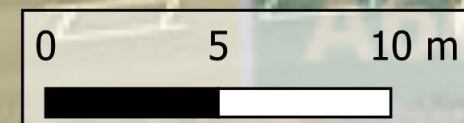
Condition Assessment Criteria		Criterion passed (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically 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		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

70 Ringley Road West



UK Habitats Key

- Felled trees
- Trees
- h2b - Non-native and ornamental hedgerow
- u1e - Built linear feature
- g4 - Modified grassland
- h3h - Mixed scrub
- u1 - Built-up areas and gardens - 847
- u1b5 - Buildings
- u1b6 - Other developed land
- u1c - Artificial unvegetated, unsealed surface
- Boundary



Contains imagery courtesy of Bing Maps

70 Ringley Road West - Post-development



UK Habitats Key

- Trees retained
- ▲ Trees planted
- h2b - Non-native and ornamental hedgerow
- h3h - Mixed scrub
- u1b5 - Buildings
- u1b6 - Other developed land
- u1 - Built-up areas and gardens - 828
- Boundary

0 5 10 m



Contains imagery courtesy of Bing Maps