College View, Moss Lane East, Manchester M14 4PA

ASSESSMENT OF BIODIVERSITY NET GAIN

June 2025

ERAP (Consultant Ecologists) Ltd Reference: 2024-004b

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Document Control

Survey Type:	Surveyors	Survey Date(s)
UK Habitat Classification Survey (including Condition Assessments of habitats) for On-site Habitats	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	20th June 2024
Reporting	**Personnel**	**Date**
Author	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	29th May 2025
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Revised and issued by	Brian Robinson B.Sc. (Hons) MCIEEM	30th May 2025
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1.0 INTRODUCTION

1.1 Background and Rationale

1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Cheshire Homes Group to carry out an assessment of Biodiversity Net Gain (BNG) at College View, Moss Lane East, Manchester M14 4PA (hereafter the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 84636 95673.

1.1.2 The assessment was requested to inform a planning application proposing the redevelopment of the site to student residential accommodation.

1.1.3 This BNG assessment has been prepared to provide an assessment of the biodiversity value of the baseline of the site, an assessment of the value of post-intervention habitats based on the site proposals and *Landscape Planning Concept* (DEP, 2025), and provides guidance in relation to the requirements to attain a net gain in accordance with *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016).

1.1.4 This report also advises on how compliance with Chapter 15, paragraph 193(d) of the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)[1] can be achieved, which states '*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'*.

1.2 Site Description

1.2.1 An aerial image of the site is appended at **Figure 1**.

1.2.2 The total site area is **0.1596 hectares**[2].

1.2.3 The habitats present within the site are described and assessed in *2024-004 College View, Moss Lane East, Manchester M14 4PA, Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2025), hereafter referred to as the 'ecology report'.

1.2.4 In summary the site is described as:

'*The approximately 0.16 hectare (ha) site is located on Moss Lane East to the south of Manchester city centre. The urban site supports a large brick residential building bordered by hardstanding with various ancillary buildings such as metal containers and timber cabins. Areas of mown amenity / modified grassland are present in the south-eastern and north-western corner of the site and a row of seven young planted trees is present at the northern margin.*

The site boundaries are demarcated by a brick wall at all sides. Moss Lane East is present to the north, Acomb Street is present to the west and other residential properties and gardens are present to the east and south.'

[1] Hereafter the NPPF

[2] As measured by ERAP (Consultant Ecologists) Ltd; detail on the methods used to measure the area of the site are presented at **Section 2.0**.

1.3 Proposed Development Description

1.3.1 The proposals comprise the demolition of the buildings and the redevelopment of the site to student residential accommodation with associated landscape planting.

1.4 Scope of Study

1.4.1 This report has been prepared to accompany a completed assessment of BNG using *The Statutory Biodiversity Metric Calculation Tool* (Natural England, 2023). The completed Microsoft Excel spreadsheet assessment is presented as a separate document, named '*ERAP Ltd 2024-004b Statutory Biodiversity Metric Moss Lane East_v1_29.05.25*, hereafter referred to as the 'BNG Metric'.

1.4.2 It is intended that this report provides a transparent assessment to demonstrate the calculation of net gain, based on the reasonable parameters assumed for the proposals (refer to **Section 2.3**). This approach has been applied on a number of other sites ERAP (Consultant Ecologists) Ltd has assisted with and has been accepted by the relevant Local Planning Authorities (LPA) and their ecological advisors to enable a planning application to progress.

2.0 METHOD OF SURVEY

2.1 Habitat Assessment and Mapping

Baseline Habitats

2.1.1 A Phase 1 Habitat Survey including an assessment in accordance with the UKHab and condition assessments of the habitats present was carried out by Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM on 20th June 2024. The weather was dry, sunny and calm (Beaufort scale 0) with an air temperature of 21°C.

2.1.2 On site habitat mapping was assisted via use of GPS technology using a topographical plan and *ESRI World Imagery* as base plans. The topographical plan was provided to ERAP (Consultant Ecologists) Ltd without spatial referencing; the plan was inputted into QGIS and an affine transformation completed to ensure it is accurate in accordance with *ESRI World Imagery*.

2.1.3 Each of the habitats within the site has been assessed in accordance with the UKHab to determine each habitat type present. This has allowed a reliable classification of habitats in accordance with those used by the BNG Metric.

2.1.4 The UKHab has been designed to function at two scales: fine scale (25m^2 or 5 metres length) and large scale (400m^2 or 20m^2 length). It has been considered for the purposes of this survey (where the UKHab has been used to inform the BNG calculation of a relatively small area) that a finer scale of 5m^2 is appropriate for the classification of habitats.

2.1.5 A plan showing the baseline habitats present within the site in accordance with UKHab symbology is appended at **Figure 2**.

2.1.6 Condition Assessments for each of the habitats present within the site have been completed in accordance with *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, November 2023) and are appended at **Section 7.2**.

Post-intervention Habitats

2.1.7 The post development habitats have been calculated using the *Landscape Planning Concept* plan (DEP, 2025). This plan was provided to ERAP (Consultant Ecologists) Ltd without spatial referencing; the plan was inputted into QGIS and an affine transformation completed to ensure it is accurate in accordance with the topographical plan and *ESRI World Imagery.*

2.1.8 A plan showing the proposed habitats in accordance with UKHab symbology is appended at **Figure 3** and target condition assessments for each of the proposed habitats are appended at **Section 7.3**.

2.2 Survey and Reporting Limitations

2.2.1 All measurements have been either estimated whilst on site or measured using QGIS.

2.2.2 No survey limitations on the intended scope of BNG assessment were experienced.

2.3 Evaluation Methods and Rules Applied

Habitats and Assessment

2.3.1 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities* (NERC) *Act 2006*. Where suitable, the ecological value of the habitats present have been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).

2.3.2 QGIS has been used to calculate the total area / length of each baseline habitat present within the site and the area / length of the proposed habitats at the site.

2.3.3 Each habitat and individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in NPPF as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen'.* The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.

2.3.4 Existing individual trees have been entered into the BNG metric in accordance with their size (diameter at breast height) as stated in the Tree Survey report (SEED, 2025) and in accordance with the Tree Helper provided within the BNG Metric.

Relevant Guidance

2.3.5 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration.

Strategic Significance

2.3.6 The site does not lie within a Local Nature Recovery Strategy area, nor does the site have any statutory or non-statutory designation for nature conservation. For these reasons a strategic significance of 'Area /

compensation not in local strategy / no local strategy' has been applied at the BNG Metric for the habitat units and trees.

Assumptions

2.3.7 Reasonable assumptions have been made in relation to the condition assessments for the proposed habitats at the site; the proposed condition assessment for each habitat is appended at **Section 7.3**. Long-term management of the proposed habitats is required to secure the proposed condition.

3.0 SURVEY RESULTS

3.1 Assessment of Baseline Habitats

3.1.1 **Tables 3.1** to **3.2** provide a summary of the habitats present, their condition assessment result and their area within the site. Condition assessments for each habitat are appended at **Section 7.2**.

3.1.2 There are no irreplaceable or Priority Habitats at the site.

3.1.3 For accuracy the modified grassland within the site has been split into Habitat 3 modified grassland that meets the condition assessment criteria of 'poor' and Habitat 4 modified grassland that meets the condition assessment criteria of 'modified'. These areas are annotated on **Figure 2**.

Table 3.1: Summary of Baseline Area Based Habitats within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)
Habitat 1 Buildings	u1b5 buildings	Urban – developed land; sealed surface	V.low	N/a - Other	0.0516
Habitat 2 Hardstanding	u1b6 developed land; sealed surface; other developed land	Urban – developed land; sealed surface	V.low	N/a - Other	0.0728
Habitat 3 Modified grassland	g4 modified grassland with the secondary code 107 mown and collected	Grassland – modified grassland	Low	Poor	0.0320
Habitat 4 Modified grassland	g4 modified grassland with the secondary code 107 mown and collected	Grassland – modified grassland	Low	Moderate	0.0032
				Total:	**0.1596**

Table 3.2: Summary of Individual Trees within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)[3]
Habitats 5.1 to 5.7 Trees T1 to T7	secondary code 32 scattered trees within an area of g4 modified grassland	Individual trees – urban tree	Medium	Moderate	0.0285
				Total:	**0.0285**

3.1.4 The baseline BNG score for the site is provided at **Section 5.0**, below.

4.0 POST DEVELOPMENT HABITATS

4.1 Consideration of Mitigation Hierarchy and Target Condition Assessments

4.1.1 The proposals comprise the demolition of the buildings and the redevelopment of the site to student residential accommodation. The mitigation hierarchy has been applied and, although the seven small trees will be removed to facilitate the proposals, this is compensated for by new tree planting within the site and the selection of a plants that are known to be of value for the attraction of wildlife to maximise the opportunities for biodiversity in the city centre environs.

4.1.2 In accordance with ecological recommendations the opportunities for biodiversity at the site have been maximised with the use of the landscape planting which comprises the following:

a. Use of flowering plants such as *Salvia,* Bugle (*Ajuga reptans*) and *Rudbeckia* to provide a long season of flowers and opportunities for feeding invertebrates such as bumblebees;

b. Planting of trees such as Cherry, Rowan (*Sorbus aucuparia*) and *Amelanchier lamarckii* which produce blossom and berries for the attraction of feeding invertebrates and birds;

c. Enhanced habitat connectivity around the site by the planting of a native hedgerow which, once established, will provide opportunities for nesting birds; and

d. Maximised use of trees within the site to compensate for the losses and to provide stepping stone for the movement of wildlife through the urban area.

4.1.3 Further details are provided in the *Landscape Planning Concept* (DEP, 2025).

4.1.4 The preparation and implementation of a Landscape and Ecological Management Plan (or similar) will be required to secure long-term management of the new habitats in accordance with conservation targets and objectives.

4.1.5 The target condition assessments as detailed at **Section 7.3** are considered to be achievable and realistic in accordance with the location of the site and it's end use.

4.1.6 The post-intervention habitats at the site are summarised in **Tables 4.1** to **4.3**.

[3] Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

Table 4.1: Summary of Area-based Habitats to be Created at the Site

Habitat Type	BNG Equivalent Habitat	Habitat Distinctiveness	Target Condition	Area (ha)
Proposed Habitats				
Habitat A Buildings and hardstanding	Urban – developed land; sealed surface	V. low	N/a – Other	0.1197
Habitat B Introduced shrub / ornamental planting	Urban – introduced shrub	Low	Condition assessment – N/A	0.0337
Habitat C Modified grassland	Grassland – modified grassland	Low	Moderate	0.0062
			Total	**0.1596**

Table 4.2: Summary of Individual Trees to be Created at the Site

Habitat Reference	BNG Habitat Equivalent	Habitat Distinctiveness	Target Condition	Area (ha)[4]
Proposed Habitats				
Habitat D Urban trees (20, small size)	Urban – urban trees	Medium	Moderate	0.0814
			Total	**0.0814**

Table 4.3: Summary of Hedgerow Habitats to be Created at the Site

Habitat Type	BNG Equivalent Habitat	Habitat Distinctiveness	Target Condition	Length (km)
Proposed Habitats				
Habitat E Native hedgerow	Native hedgerow	Low	Good	0.107
			Total	**0.107**

[4] Small urban trees have a diameter at breast height (DBH) of up to 30cm, medium urban trees have a DBH of 30 to 60cm, large urban trees have a DBH of 60 to 90cm and very large trees have DBH of more than 90cm. Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

5.0 HEADLINE RESULTS, EVALUATION AND CONCLUSION

5.1 The headline results of the BNG Metric are presented at **Table 5.1** below.

Table 5.1: Results of Statutory Biodiversity Metric Calculation Tool

On-site Baseline	Habitat units	0.30	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site Post Intervention	Habitat units	0.34	
	Hedgerow units	0.42	
	Watercourse units	0.00	
On—site net change (units % percentage)	Habitat units	0.03	10.04%
	Hedgerow units	0.42	Gain
	Watercourse units	0.00	0.00%
Total Net Unit Change	Habitat units	**0.03**	
	Hedgerow units	**0.42**	
	Watercourse units	**0.00**	
Total Net % Change	**Habitat units**	**10.04%**	
	Hedgerow units	**Gain**	
	Watercourse units	**0.00%**	

Trading Rules Satisfied?	**Yes**

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Comment
Habitat units	10%	0.30	0.34	0.00	No additional area habitat units required to meet target
Hedgerow units	10%	0.00	0.00	0.00	No additional hedgerow units required to meet target
Watercourse units	10%	0.00	0.00	0.00	No additional watercourse units required to meet target

5.2 A net gain for area-based habitats and hedgerow units is demonstrated by the BNG Metric and the trading rules are satisfied.

5.3 It is essential that, in addition to the result of the BNG Metric, the assessment of biodiversity net gain takes into account the measures to be accommodated and implemented at the site to secure gains and betterment for biodiversity that the BNG Metric cannot take account of. At this site it is advised that the following measures are also considered as part of the assessment of biodiversity net gain:

a. Incorporation of opportunities for use by nesting birds at the developed site. This includes a net increase in opportunities for specific species not currently able to breed at the site such as swift (a red-listed bird species[5]) and house sparrow (both red listed and Priority Species); and

b. Preparation and implementation of a Landscape and Ecological Management Plan (or similar) to secure long-term management of the retained and created habitats in accordance with conservation targets and objectives.

[5] In accordance with the BOCC: Birds of Conservation Concern (Stanbury, et al., 2021).

6.0 REFERENCES

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SEED, 2025. *Moss Lane East, Manchester. Tree Survey,* Macclesfield: SEED.

Stanbury, A. et al., 2021. The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. *British Birds,* Issue 108, pp. 723-747.

7.0 APPENDIX: PHOTOGRAPHS, CONDITION ASSESSMENTS AND FIGURES

7.1 Photographs

Table 7.1: Photographs of the Site



Photo 1: Habitat 1: Buildings



Photo 2: Habitat 2: Hardstanding



Photo 3: Habitat 3: Modified grassland (poor)



Photo 4: Habitat 4: Modified grassland (moderate) right side of photo (typically the area beyond the shade of the off-site trees)



Photo 5: Habitat 5.1 to 5.7: Trees T1 to T7

7.2 Condition Assessments of Baseline Habitats

Note: Condition assessments are not required for Habitat 1: Buildings and Habitat 2: Hardstanding

Table 7.2: Condition Assessments for Modified Grassland

Condition Assessment Criteria	Habitat 3: Modified grassland	Habitat 4: Modified grassland
A. There are 6 to 8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1). 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 m2 (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.	X (5 species)	✓ (8 species)
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	x	x
C. Any scrub present accounts for less than 20% of total grassland area (some scattered scrub such as Bramble may be present). Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	✓	✓
D. Physical damage 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.	✓	x
E. Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens[2].	x	x
F. Cover of Bracken less than 20%.	✓	✓
G. There is an absence of invasive non-native species[3] (as listed on Schedule 9 of WCA[4]).	✓	✓
Good: Passes 6 or 7 criteria including essential criterion A	x	x
Moderate: Passes 4 or 5 criteria including essential criterion A	x	✓
Poor: Passes 3 or fewer criteria OR passes 4 to 6 criteria, but failing criterion A	✓	x

Footnote 1 – Creeping Thistle (*Cirsium arvense*), Spear Thistle (*Cirsium vulgare*), Curled Dock (*Rumex crispus*), Broad-leaved Dock (*Rumex obtusifolius*), Common Nettle (*Urtica dioica*), Creeping Buttercup (*Ranunculus repens*), Greater Plantain (*Plantago major*), White Clover (*Trifolium repens*) and Cow Parsley (*Anthriscus sylvestris*).

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – *Wildlife and Countryside Act 1981* (as amended).

Table 7.3: Condition Assessments for Existing Trees

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat 5.1: T1	Crab Apple	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
Habitat 5.2: T2	Wild Cherry	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
Habitat 5.3: T3	Cherry	No	Yes	No	Yes	No	Yes	Small	3	Moderate
Habitat 5.4: T4	Wild Cherry	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
Habitat 5.5: T5	Whitebeam	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
Habitat 5.6: T6	Crab Apple	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
Habitat 5.7: T7	Cherry	No	Yes	No	Yes	No	Yes	Small	3	Moderate
										Good: Passes 5 or 6 criteria
										Moderate: Passes 3 or 4 criteria
										Poor: Passes 2 or fewer criteria

Condition Assessment Criteria
A. The tree is a native species (or more than 70% within the block are native species)
B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.
C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from: *Keepers of time: ancient and native woodland and trees policy in England* (publishing.service.gov.uk) and *Ancient woodland, ancient trees and veteran trees: advice for making planning decisions* (www.gov.uk). Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.
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.
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F. More than 20% of the tree canopy area is oversailing vegetation beneath

7.3 Target Condition Assessments of Created Habitats

Note: Condition assessments are not required for Habitat A: Building and Hardstanding and Habitat B: Introduced Shrub / ornamental planting

Table 7.4: Condition Assessments for Proposed Modified Grassland

Condition Assessment Criteria	Habitat C: Modified grassland
A. There are 6 to 8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1). 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 m2 (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.	✓
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	x
C. Any scrub present accounts for less than 20% of total grassland area (some scattered scrub such as Bramble may be present). Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	✓
D. Physical damage 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.	✓
E. Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens[2].	x
F. Cover of Bracken less than 20%.	✓
G. There is an absence of invasive non-native species[3] (as listed on Schedule 9 of WCA[4]).	✓
Good: Passes 6 or 7 criteria including essential criterion A	x
Moderate: Passes 4 or 5 criteria including essential criterion A	✓
Poor: Passes 3 or fewer criteria OR passes 4 to 6 criteria, but failing criterion A	x

Footnote 1 – Creeping Thistle (*Cirsium arvense*), Spear Thistle (*Cirsium vulgare*), Curled Dock (*Rumex crispus*), Broad-leaved Dock (*Rumex obtusifolius*), Common Nettle (*Urtica dioica*), Creeping Buttercup (*Ranunculus repens*), Greater Plantain (*Plantago major*), White Clover (*Trifolium repens*) and Cow Parsley (*Anthriscus sylvestris*).

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – *Wildlife and Countryside Act 1981* (as amended).

Table 7.5: Condition Assessments for Proposed Trees

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat D: New trees	Various	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
										Good: Passes 5 or 6 criteria
										Moderate: Passes 3 or 4 criteria
										Poor: Passes 2 or fewer criteria

Condition Assessment Criteria
A. The tree is a native species (or more than 70% within the block are native species)
B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.
C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from: *Keepers of time: ancient and native woodland and trees policy in England* (publishing.service.gov.uk) and *Ancient woodland, ancient trees and veteran trees: advice for making planning decisions* (www.gov.uk). Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.
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.
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F. More than 20% of the tree canopy area is oversailing vegetation beneath

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Table 7.6: Condition Assessments for Native Hedgerows

Habitat Reference	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	Total No. of Group Failures	Total No. of Criteria Failures	Condition Assessment Result
Habitat E: Native hedgerow	✓	x	✓	✓	✓	x	✓	✓	n/a	n/a	0	2	Good

Hedgerows Without Trees	Hedgerows With Trees
Good: No more than 2 failures in total; AND no more than 1 in any functional group.	**Good:** No more than 2 failures in total; AND no more than 1 failure in any functional group.
Moderate: No more than 4 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	**Moderate:** No more than 5 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).
Poor: Fails a total of more than 4 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	**Poor:** Fails a total of more than 5 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).

Condition Assessment Criteria	
A1. Height: >1.5m average along length The average height of woody growth estimated from base of stem to the top of 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 4 years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).	**A2. Width:** >1.5m average along length. The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. Blackthorn suckers) are only included in the width estimate when they >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 4 years (if undertaken according to good practice)
B1. Gap - hedge base. Gap between ground and base of canopy is less than 0.5m, for more than 90% of length (unless line of trees). 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 (e.g. a Hazel dominated hedgerow or where the hedgerow is affected by shading from other vegetation such as woodland, see page 65 of *Hedgerow Survey Handbook*.	**B2. Gap - hedge canopy continuity.** Gaps make up less than 10% of total length and no canopy gaps are greater than 5m. Gates and access points are not subject to the greater than 5m criterion. 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 greater than 5 m criterion (as this is the typical size of a gate).
C1. Undisturbed ground and perennial vegetation. More than 1m width ground with perennial herbaceous vegetation for more than 90% of the hedgerow length, as measured from outer edge of the hedgerow, and is present on at least 1 side of the hedgerow. This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support	**C2. Nutrient-enriched perennial vegetation.** Plant species indicative of nutrient enrichment of soils do not dominate more than 20% cover of the ground area of undisturbed ground. The indicator species used are nettles (*Urtica* spp.), Cleavers (*Galium aparine*) and docks (*Rumex* spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.

Condition Assessment Criteria	
a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	
D1. Invasive and neophyte species. More than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) 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, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' 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.	**D2. Current damage.** More than 90% of the hedgerow or undisturbed ground is free of damaged 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 (e.g. excessive hedge cutting).
Additional group – ONLY if trees are present	
E1. Tree Class There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 to 50m of hedgerow. This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	**E1. Tree health** At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.

7.4 Figures

Figure 1: Aerial Image of the Site and its Surroundings

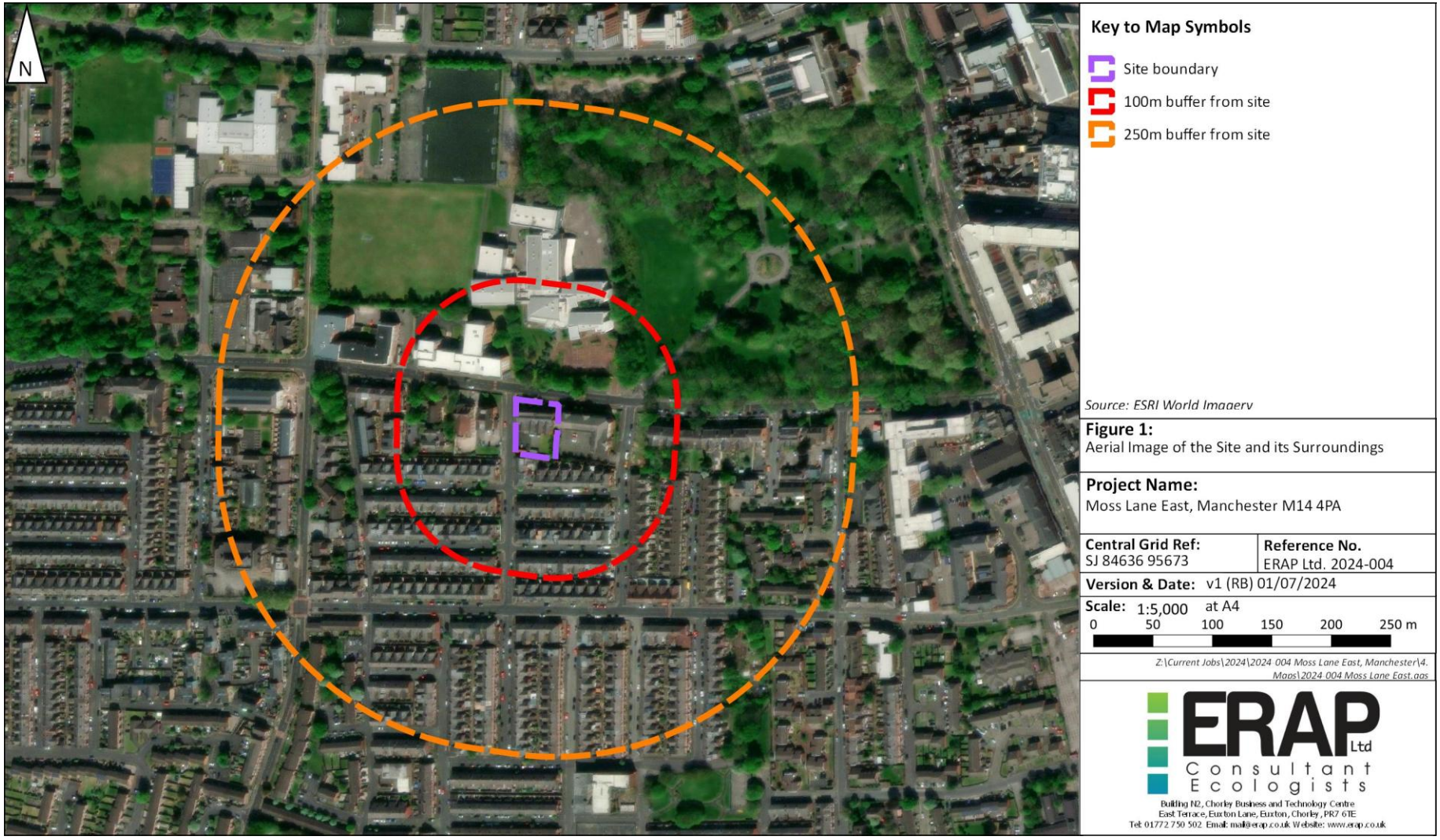


Figure 2: UKHab Plan: Baseline Habitats



Figure 3: UKHab Plan: Post-intervention Habitats

