

Sparkle Street, Manchester M1 2NJ

PRELIMINARY ASSESSMENT OF BIODIVERSITY NET GAIN

July 2024

ERAP (Consultant Ecologists) Ltd Reference: 2023-064

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Document Control

Survey Type:	Surveyors	Survey Date(s)
UK Habitat Classification Survey (including Condition Assessments of habitats)	Brian Robinson B.Sc. (Hons) MCIEEM Senior Ecologist	6 th June 2023
Reporting	Personnel	Date
Author	Brian Robinson B.Sc. (Hons) MCIEEM Senior Ecologist	24 th July 2023
Signature(s)		
Checked by	Rachel Brown B.Sc. (Hons)	26 th July 2023
Revised and issued by	Brian Robinson B.Sc. (Hons) MCIEEM	Version 1: 26 th July 2023 Version 2: 24 th July 2024
Report issued to	Foras (Sparkle Street) Limited	
Version Number	2: Version 1 updated to the current Statutory version of the Biodiversity Metric.	

1.0 INTRODUCTION

1.1 Background and Rationale

1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Foras (Sparkle Street) Limited to carry out an assessment of Biodiversity Net Gain (BNG) at Sparkle Street (hereafter referred to as the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 84942 98045. An aerial image of the site is appended at **Figure 1**.

1.1.2 The assessment was requested in connection with a planning application at the site; a description of the proposals is provided below:

'Full Planning Permission for demolition of existing low rise commercial units and erection of ground + 27 storey residential development with supporting residential amenity, private terraces and private shared garden.'

1.1.3 This report also advises on how compliance with Chapter 15, paragraph 186(d) of the *National Planning Policy Framework* (NPPF) (Department for Levelling Up, Housing and Communities, 2023)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'*.

1.1.4 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-development habitats based on the site proposals and landscape strategy, 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)

1.2 Site Description

1.2.1 The site is located adjacent to Sparkle Street and Store Street, is approximately 100 metres north of Piccadilly Railway Station in Manchester City Centre.

1.2.2 The total site area is **0.39 hectares**².

1.2.3 The site is largely unoccupied, with its former use being a telephone exchange along with surface car parking and two buildings that are partly used for storage and distribution. The site supports buildings and hard standing, ornamental trees and shrubs at the northern and eastern site boundaries, and an area of unmanaged scrub and grassland at the rear (southern end) of the site.

1.2.4 The site boundaries are defined by fencing. The site is bounded by Store Street to the north, Sparkle Street to the west, residential apartments to the south and vacant land to the east.

1.2.5 The habitats present within the site are described and assessed in *2023-064 Sparkle Street, Manchester M1 2NJ: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2023), hereafter referred to as the 'ecology report'.

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**.

1.2.6 A summary of the habitats present within the site is presented at **Section 3.1** of this report.

1.3 Proposed Development Description

1.3.1 The assessment has been requested to inform a planning application at the site. The proposals and landscape planting at the site are presented at *Sparkle Street: Site Wide – Proposed Site Plan 10413-SHP-Z0-B5D8-G100-PL-XX-001* (Simpson Haugh, 2023) as informed by the following plans (hereafter the ‘previous landscape proposals’):

- a. *Sparkle Street, Manchester RF23-1006: Landscape and General Arrangement Plan Ground Level 1006-RFM-XX-00-DR-L-0001 Rev. P01* (Re-form Landscape Architecture, 2023);
- b. *Sparkle Street, Manchester RF23-1006: Landscape and General Arrangement Plan Podium Level 1006-RFM-XX-00-DR-L-0002 Rev. P01* (Re-form Landscape Architecture, 2023); and
- c. *Sparkle Street, Manchester RF23-1006: Landscape and General Arrangement Plan Roof Terrace Level 1006-RFM-XX-00-DR-L-0003 Rev. P01* (Re-form Landscape Architecture, 2023)

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 2023-064 Statutory Biodiversity Metric Sparkle Street 24.07.24*’, 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

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 Brian Robinson B.Sc. (Hons) MCIEEM on 6th June 2023. The weather was dry and cloudy, with a light air (Beaufort scale 1) and an air temperature of 14°C.

2.1.2 On site habitat mapping was assisted via use of GPS technology and QField on-site mapping software, using *Sparkle Street Manchester M1 2NA: Topographical Survey Drawing No. 60159/1 Revision A Baseplan name and drg ref* (Malcolm Hughes, 2023) and *ESRI World Imagery* as base plans. The plan was provided to ERAP (Consultant Ecologists) Ltd as spatially referenced .dwg file; the file has been converted to .dxf format and inputted into QGIS.

2.1.3 The post development habitats have been calculated using the landscaping. These plans have been provided to ERAP (Consultant Ecologists) Ltd as spatially referenced .dwg files; the files have been converted to .dxf format and inputted into QGIS.

- 2.1.4 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.
- 2.1.5 The UKHab has been designed to function at two scales: fine scale (25m² or 5 metres length) and large scale (400m² or 20m² 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 5m² is appropriate for the classification of habitats.
- 2.1.6 A plan showing the baseline habitats present within the site in accordance with UKHab symbology is appended at **Figure 2**. A plan showing the proposed habitats in accordance with UKHab symbology is appended at **Figure 3**.
- 2.1.7 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).

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 At this stage the landscaping proposals do not show the plant species proposed at the areas of landscape planting proposed within the site. As described at **Section 4.0** below, this report provides a detailed assessment of the ecological value of the baseline habitats (in accordance with the BNG Metric) prior to development and a preliminary assessment of the ecological value of the site post development in accordance with the proposed habitats outlined at the proposals plan.
- 2.2.3 Due to the method by which habitats are measured in the BNG (i.e. in hectares to 2 decimal places) rounding errors can arise and the total area of habitats given can be greater than the total area of the site³. Where this error has occurred the habitats which are closest to the 0.05 rounding threshold have been rounded down, and are marked at **Table 3.1** with an asterisk (*).

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.

³ E.g. two habitats of 0.015 hectares, rounded to 0.02 hectares, would total 0.04 hectares; the site may only be 0.03 hectares in total, however.

- 2.3.3 Existing individual trees have been measured using the tree calculation tool provided by the BNG Metric using the Diameter at Breast Height (DBH) calculations presented in *Arboricultural Constraints Proposal in Relation to Proposed Multi-storey Development at Sparkle Street, Manchester M1 2NA* (Bowland Tree Consultancy, 2023). Proposed urban trees have been measured using their specification on the landscape proposals plans and the Tree Helper provided within the BNG Metric.
- 2.3.4 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, 2023) draft document has also been referred to.

Relevant Guidance

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

Assumptions

- 2.3.6 Reasonable assumptions have been made in relation to the condition assessments for the proposed habitats at the site; target condition assessments for each habitat is appended at **Section 7.2**. Long-term management of the proposed habitats is required to secure the proposed condition.
- 2.3.7 This report has assumed that the proposed landscape planting and shared garden areas will be subject to long-term management by a management company, and are not private residential gardens.

3.0 SURVEY RESULTS

3.1 Site Description

- 3.1.1 Refer to **Figure 2**. The site is described in the ecology report as follows:

'The site is largely unoccupied, with its former use being a telephone exchange along with surface car parking and two buildings that are partly used for storage and distribution. The site supports buildings and hard standing, ornamental trees and shrubs at the northern and eastern site boundaries, and an area of unmanaged scrub and grassland at the rear (southern end) of the site.

The site boundaries are defined by fencing. The site is bounded by Store Street to the north, Sparkle Street to the west, residential apartments to the south and vacant land to the east.'

- 3.1.2 For photographs and detailed descriptions of the on-site habitats refer to the ecology report.

3.2 Assessment of Baseline Habitats

- 3.2.1 **Tables 3.1 and 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 7.1**.
- 3.2.2 Note that no hedgerow or river habitats are present within the site.

Table 3.1: Summary of Baseline Area Based Habitats within Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Phase 1 Habitat Equivalent	Condition Assessment Result	Area (ha)*
Habitat 1 Buildings	u1b5 buildings	Urban – developed land, sealed surface	J3.6 Buildings	N/A	0.12
Habitat 2 Hard standing	u1b6 other developed land with the secondary code(s) 17 ruderal/ephemeral.	Urban – developed land, sealed surface	J4 Bare ground	N/A	0.20
Habitat 3 Ornamental shrubs	h3h mixed scrub with the secondary code(s) 11 scattered trees and 48 non-native.	Urban – introduced shrub	J1.4 Introduced shrub	N/A	0.04
Habitat 4 Dense scrub	h3h mixed scrub with the secondary code(s) 77 neglected (unmanaged for 3 to 10 years).	Heathland and shrub – mixed scrub	A2.1 Dense continuous scrub	Poor	0.02*
Habitat 5 Unmanaged grassland	g3c other neutral grassland with the secondary code(s) 10 scattered scrub and 77 neglected (unmanaged for 3 to 10 years).	Grassland – other neutral grassland	J5 - Other habitat - coarse, unmanaged species-poor neutral grassland	Poor	0.01**
Total					0.39

Table 3.2: Summary of Baseline Individual Trees within the Site

Tree Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Phase 1 Habitat Equivalent	Condition Assessment Result	Area (ha)*
Habitat 6.1 Tree 1	Secondary code 11 scattered trees within the h3h mixed scrub habitat (Habitat 4).	Individual trees – urban trees	No equivalent habitat	Moderate	0.0041
Habitat 6.2 Tree 2	Secondary code 11 scattered trees within the h3h mixed scrub habitat (Habitat 4).	Individual trees – urban trees	No equivalent habitat	Moderate	0.0041
Habitat 6.3 Tree 3	Secondary code 11 scattered trees within the h3h mixed scrub habitat (Habitat 4).	Individual trees – urban trees	No equivalent habitat	Moderate	0.0163

Habitat 6.4 Tree 4	Secondary code 11 scattered trees within the h3h mixed scrub habitat (Habitat 4).	Individual trees – urban trees	No equivalent habitat	Moderate	0.0163
Habitat 6.5 Tree 5	Secondary code 11 scattered trees within the h3h mixed scrub habitat (Habitat 4).	Individual trees – urban trees	No equivalent habitat	Moderate	0.0041
Habitat 6.6 Tree 6	Secondary code 11 scattered trees within the h3h mixed scrub habitat (Habitat 4).	Individual trees – urban trees	No equivalent habitat	Moderate	0.0163
Habitat 6.7 Tree 7	Secondary code 11 scattered trees within the h3h mixed scrub habitat (Habitat 4).	Individual trees – urban trees	No equivalent habitat	Moderate	0.0041
Total:					0.0653
*Areas with an asterisk have been rounded down. **Areas with two asterisks have been rounded up.					

3.2.3 The baseline BNG score for the site is provided at **Section 4.2**, below.

4.0 POST DEVELOPMENT HABITATS

4.1 Consideration of Target Condition Assessments

4.1.1 Condition Assessments for each of the proposed habitats as specified on the landscape proposals are presented at **Section 7.2**. A long-term habitat management plan with an appropriate monitoring regime is required to secure the condition of these habitats in the long-term.

4.2 Consideration of Proposed Habitats

4.2.1 The landscape plans demonstrate that none of the habitats within the site will be retained. 0.23 hectares of the 0.29 hectares site (i.e. 79%) will be developed to buildings and hard standing (not including those areas of the building which will support ornamental shrubs at the roof terrace level). The remaining 0.06 hectares (21%) will comprise ornamental shrubs and lawn grassland developed as part of the shared gardens within the site.

4.2.2 The remaining 27 trees will be planted within the site. All are assessed to be of ‘small’ size in accordance with the BNG Metric.

4.2.3 The calculated areas of all proposed habitats are presented at **Tables 4.1 to 4.3**.

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

Habitat Type	BNG Equivalent Habitat	Target Condition	Area (ha)
Habitats A and B Buildings and hard standing	Urban – developed land, sealed surface	N/A	0.33
Habitat C Ornamental shrubs	Urban – introduced shrubs	N/A	0.05
Habitat D Proposed lawn	Grassland – modified grassland	Poor	0.01
Total			0.39

Table 4.2: Summary of Proposed Urban Trees to be Created Within the Site

Habitat Type	BNG Equivalent Habitat	Target Condition	Area (ha)
Habitat E: Urban trees (27, small size)	Individual trees – urban trees	Moderate	0.11
Total			0.11

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

Habitat Type	BNG Equivalent Habitat	Target Condition	Length (km)
Habitat F: Ornamental hedgerows	Hedgerow – hedge ornamental non-native	Poor	0.50
Total			0.50

5.0 HEADLINE RESULTS, EVALUATION AND CONCLUSION

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

Table 5.1: Results of Statutory Biodiversity Metric Calculation Tool

On-site Baseline	Habitat units	0.72	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site Post Intervention	Habitat units	0.45	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units % percentage)	Habitat units	-0.27	-37.42
	Hedgerow units	0.48	0.00%
	Watercourse units	0.00	0.00%
Off-site Baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site Post Intervention	Habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units % percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined Net Unit Change	Habitat units	-0.27	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial Risk Multiplier (SRM) Reductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total Net Unit Change	Habitat units	-0.27	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total Net % Change	Habitat units	-37.42%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Comment
Habitat units	10%	0.72	0.79	0.34	
Hedgerow units	10%	0.00	0.00	0.00	No additional area habitat units required to meet target
Watercourse units	10%	0.00	0.00	0.00	No additional area habitat units required to meet target

5.2 A net gain for area-based habitats is not demonstrated by the BNG Metric.

5.3 Trading rules are not satisfied at the site due to the loss of 0.02 hectares of Bramble scrub (representing 0.12 habitat units) and 0.01 hectares of unmanaged grassland (representing 0.04 habitat units).

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- 5.4 Any habitats managed within the site will be subject to a long-term habitat management plan.
- 5.5 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.
- 5.6 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 roosting bats at the developed site as, although the habitats are suitable for use by foraging bat species such as *Pipistrellus* species, there are no significant opportunities for roosting bats at the site currently (this is considered to provide additionality);
 - b. 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 species⁴) at the new building;
 - c. 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.

⁴ In accordance with the BOCC: Birds of Conservation Concern (Stanbury, et al., 2021).

6.0 REFERENCES

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Available at: [UK Habitat Classification Working Group](#)

7.0 APPENDIX: CONDITION ASSESSMENTS AND FIGURES

7.1 Condition Assessments of Baseline Habitats

7.1.1 Note that no condition assessment is required for Habitats 1, 2 or 3 (the building, hard standing and ornamental shrubs).

Table 7.1: Condition Assessments for Habitat 4, Mixed Scrub

Habitat Reference	A	B	C	D	E	Total No. of Criterion Passed	Condition Assessment Result
Habitat 4: Mixed scrub	x	x	✓	x	x	1	Poor
							Good: passes 5 criteria
							Moderate: passes 3 or 4 criteria
							Poor: passes 2 or fewer criteria

Condition Assessment Criteria
A. The scrub is a good representation of the habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). Professional judgement should be used alongside the UKHab description. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover, except Hazel (<i>Corylus avellana</i>), Common Juniper (<i>Juniperus communis</i>), Sea Buckthorn (<i>Hippophae rhamnoides</i>) or Box (<i>Buxus sempervirens</i>), which can be up to 100% cover. Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed.</i> [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).
B. Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present. See gov.uk standing advice on ancient and veteran species. Available from <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk).
C. There is an absence of invasive non-native plant species⁴ (as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended)) and species indicative of sub-optimal condition⁶ make up less than 5% of ground cover. This is assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, the habitat is 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.
D. The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.
E. There are clearings, glades or rides present within the scrub, providing sheltered edges.

Table 7.2: Condition Assessments for Habitat 5, Unmanaged Grassland

Habitat Reference	A	B	C	D	E	F	Total No. of Criterion Passed	Condition Assessment Result
Habitat 5: Unmanaged grassland	X	X	X	X	✓	X	1	Poor
Acid Grassland Types				Non-acid Grassland Types				
Good: passes 5 criteria				Good: passes 5 or 6 criteria, including essential criteria A and additional criterion F				
Moderate: passes 3 or 4 criteria				Moderate: passes 3 to 5 criteria, including essential criterion A				
Poor: passes 2 or fewer criteria				Poor: passes 2 or fewer criteria; or passes 3 or 4 criteria excluding criterion A and F				

Condition Assessment Criteria
A. The grassland is a good representation of the habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Professional judgement should be used alongside the UKHab description. <i>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</i>
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.
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.
D. Cover of Bracken less than 20% and cover of scrub (including Bramble) less than 5%.
E. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area (species are listed below). If any invasive non-native plant species as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended) are present, this criterion is automatically failed. This is assessed 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, by applying professional judgement. <i>Species indicative of sub-optimal condition for this habitat type include:</i> Creeping Thistle, Spear Thistle, Curled Dock, Broad-leaved Dock, Common Nettle, Creeping Buttercup, Greater Plantain, White Clover, Cow Parsley. There may be additional relevant species local to the region and / or site.
Additional Group – non-acid grassland types only
F. There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced at Criterion ‘E’ cannot contribute towards this count). <i>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</i>

Table 7.3: Condition Assessments for Habitat 6.1 to 6.7: Urban Trees

Tree Reference	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Tree 6.1: Tree 1	✓	✓	X	✓	X	✓	Small	4	Moderate
Tree 6.2: Tree 2	X	✓	X	✓	X	✓	Medium	3	Moderate
Tree 6.3: Tree 3	X	✓	X	✓	X	✓	Small	3	Moderate
Tree 6.4: Tree 4	X	✓	X	✓	X	✓	Medium	3	Moderate
Tree 6.5: Tree 5	✓	✓	X	✓	X	✓	Small	4	Moderate
Tree 6.6: Tree 6	X	✓	X	✓	X	✓	Small	3	Moderate
Tree 6.7: Tree 7	✓	✓	X	✓	X	✓	Medium	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: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (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

7.2 Target Condition Assessments of Created Habitats

7.2.1 Note that no condition assessment is required for Habitats A, B or C (the proposed building, hard standing and ornamental shrubs).

Table 7.4: Target Condition Assessment for Habitat D, Proposed Lawn Grassland

Habitat Reference	A	B	C	D	E	F	G	Total No. of Criterion Passed	Condition Assessment Result ¹
Habitat D: Proposed lawn grassland	X	X	✓	✓	✓	✓	✓	5	Poor (fails criterion A)
Good: Passes 6 or 7 criteria including essential criterion A									
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									

Condition Assessment Criteria
A. There are 6 to 8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in below). 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 below), 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. <i>Plant Species:</i> Creeping Thistle (<i>Cirsium arvense</i>), Spear Thistle (<i>Cirsium vulgare</i>), Curled Dock (<i>Rumex crispus</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Common Nettle (<i>Urtica dioica</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Greater Plantain (<i>Plantago major</i>), White Clover (<i>Trifolium repens</i>) and Cow Parsley (<i>Anthriscus sylvestris</i>).
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.
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. For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover
F. Cover of Bracken less than 20%.
G. There is an absence of invasive non-native species as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended). This is assessed 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

Table 7.5: Target Condition Assessment for Habitat E, Proposed Urban Trees

Tree Reference	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat H: New trees (27 trees).	✓	✓	X	✓	X	✓	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: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (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 Figures

Figure 1: Aerial Image of the Site

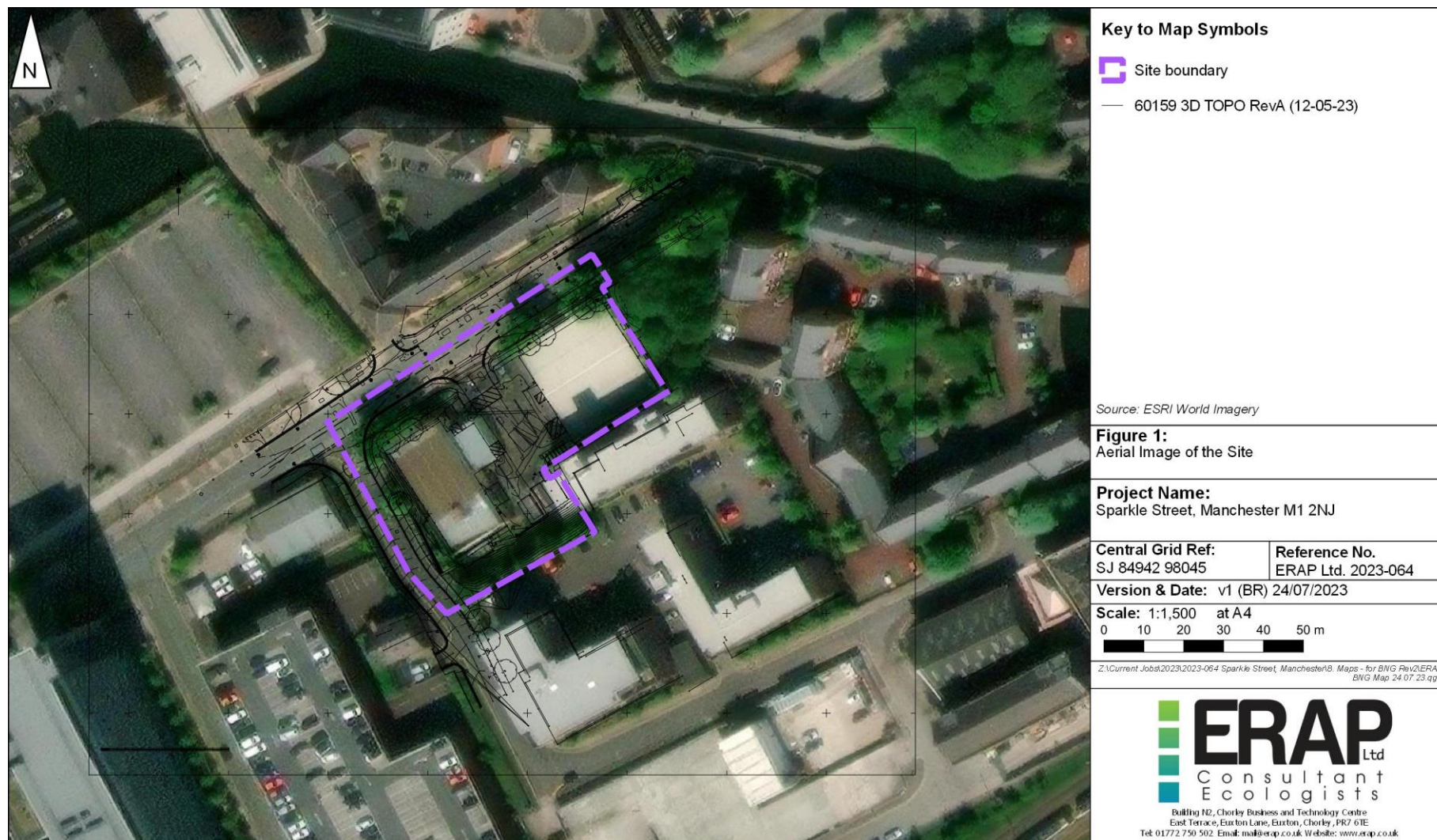


Figure 2: UKHab Plan Showing Baseline Habitats



Figure 3: UKHab Map of the Landscape Proposals and Proposed Habitats

