

Land at Phase 3, Crown Street, Manchester M15 4NP

ASSESSMENT OF BIODIVERSITY NET GAIN

May 2024

ERAP (Consultant Ecologists) Ltd reference: 2022-117d

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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	Amy Sharples B.Sc. (Hons) M.Sc. ACIEEM Rachel Brown B.Sc. (Hons)	26 th January 2024
Reporting	Personnel	Date
Author	Amy Sharples B.Sc. (Hons) M.Sc. ACIEEM Senior Ecologist	16 th April 2024
Signature(s)		
Checked by	Rachel Brown B.Sc. (Hons)	17 th April 2024
Revised and issued by	Amy Sharples	17 th April 2024
Report issued to	Renaker Build Ltd	
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1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Renaker Build Ltd to carry out an assessment of Biodiversity Net Gain (BNG) of the land at Phase 3, Crown Street, Manchester M15 4NP (hereafter the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 8326 9729.
- 1.1.2 The assessment was requested in connection with a planning application proposing to develop the site to four residential buildings.
- 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-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).

This report also advises on how compliance with Chapter 15, paragraph 180(d) of the *National Planning Policy Framework* (NPPF) (Ministry of Housing, Communities and Local Government, 2021) 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 The total site area is **0.89 hectares¹**.
- 1.2.2 The habitats present within the site are described and assessed in *2022-117 Land at Phase 3, Crown Street, Manchester M15 4NP, Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2023), hereafter referred to as the 'ecology report'.
- 1.2.3 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 for the development of four residential buildings at the site. The proposals are presented at *PR-TPM-G710-PL-GRD-4156 101 X2* (TPM Landscape, 2023), hereafter the 'proposals plan'.

1.4 Scope of Study

- 1.4.1 This report has been prepared to accompany a completed assessment of BNG using *The Biodiversity Metric 4.0 Calculation Tool* (JP039) (Natural England, 2023). The completed Microsoft Excel spreadsheet assessment is presented as a separate document, named '*ERAP Ltd 2022-117d Crown Street Phase 3 Biodiversity Metric 4.0 16.04.24*', 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.

¹ 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**.

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 Amy Sharples B.Sc. (Hons) M.Sc. ACIEEM and Rachel Brown B.Sc. (Hons) on 26th January 2022. The weather was dry with scattered clouds, a light air (Beaufort scale 1) and an air temperature of 7°C.
- 2.1.2 On site habitat mapping was assisted via use of GPS technology, using *PR-TPM-G710-PL-GRD-4156 101 X2 EMAIL ISSUE 20230314.dwg* and *ESRI World Imagery* as base plans. These plans have been provided to ERAP (Consultant Ecologists) Ltd without spatial referencing; the plans have been inputted into QGIS and an affine transformation completed to ensure they are 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 (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.
- 2.1.5 A plan showing the baseline habitats present within the site in accordance with UKHab symbology is appended at **Figure 1**.
- 2.1.6 Condition Assessments for each of the habitats present within the site have been completed in accordance with *The Biodiversity Metric 4.0 – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, March 2023) (refer to **Section 7.1**).

Post-development Habitats

- 2.1.7 The post development habitats have been calculated using *PR-TPM-G710-PL-GRD-4156 101 X2* (TPM Landscape, 2023). These plans have been provided to ERAP (Consultant Ecologists) Ltd without spatial referencing; the plans have been inputted into QGIS and an affine transformation completed to ensure they are accurate in accordance with *ESRI World Imagery*.
- 2.1.8 A plan showing the proposed habitats (both on and off-site areas) in accordance with UKHab symbology is appended at **Figure 2** and target condition assessments for each of the proposed habitats are appended at **Section 7.2**.

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 The survey was completed in winter when plant species may be in a dormant state; the surveyor is experienced in identifying plant species from their vegetative characteristics however, and a reliable assessment of the habitats present was possible.

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 *National Planning Policy Framework* (Department for Levelling Up, Housing and Communities, 2023)² 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.
- 2.3.4 Proposed urban trees have been measured using their specification on the landscape proposals plans and the Tree Helper provided within the BNG Metric.

Relevant Guidance

- 2.3.5 Government advice on wildlife, as set out in the *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) 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; the proposed condition assessment for each habitat is appended at **Section 7.2**. Long-term management of the proposed habitats is required to secure the proposed condition.

3.0 SURVEY RESULTS

3.1 Site Description

- 3.1.1 Refer to **Figure 1**. The site is described in the ecology report as follows:

'The site comprises two plots separated by Great Jackson Street with the western plot measuring 0.44ha and the eastern plot measuring 0.45ha. The site is located within an urban area of Manchester, and lies within an existing development site.

An existing development site lies directly adjacent to the western site boundary. Silvercroft Street and Great Jackson Street Car Park define the northern site boundary. Owen Street defines the eastern site boundary and the southern site boundary is defined by fencing. Plot D, Crown Street lies adjacent to the south-western area of the site and Plot F1, Great Jackson Street lies adjacent to the south-eastern area of the site.

²Hereafter the NPPF

The plot to the west of Great Jackson Street currently supports site cabins associated with the wider development area, the marketing suite with associated landscaping including ornamental planting, amenity grassland, scattered trees and hedgerows and Building 1 (Gaddum House). The plot to the east of Great Jackson Street previously has been cleared, and the site currently supports hard standing and bare ground, colonising vegetation, unmanaged grassland and scrub.’

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**.

Table 3.1: Summary of Baseline Area Based Habitats within Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Condition Assessment Result	Area (ha)
Habitat 1 <i>Modified grassland</i>	g4 modified grassland with the secondary code 66 frequently mown	Modified grassland	Poor	0.05
Habitat 2 <i>Mixed scrub</i>	h3h mixed scrub with the secondary code 77 neglected	Mixed scrub	Poor	0.01
Habitat 3 <i>Introduced scrub</i>	h3h mixed scrub with the secondary code 48 non-native	Introduced scrub	Condition assessment n/a	0.03
Habitat 4 <i>Buildings & hard standing</i>	1b developed land; sealed surface	Developed land; sealed surface	n/a – other	0.8
Total:				0.89

Table 3.2: Summary of Baseline Hedgerow Habitats within Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Condition Assessment Result	Length (km)
Habitat 5 <i>Hedgerow</i>	h2b other hedgerows	Non-native and ornamental hedgerow	Poor	0.12
Total:				0.12

3.2.2 The baseline BNG score for the site is provided at **Section 5.0**.

4.0 POST DEVELOPMENT HABITATS

4.1 Consideration of Target Condition Assessments

4.1.1 Condition Assessments for each of the retained, enhanced and 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 On-site Habitats

4.2.1 The proposals plan demonstrates that 0.8 hectares of the 0.89 hectares site (i.e. 90%) will be developed to buildings and hard standing, and the remaining 0.09 hectares (10%) will comprise habitats created as part of the Public Open Space (POS) at the site.

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

Habitat Type	BNG Equivalent Habitat	Target Condition	Area (ha)
Habitat A <i>Modified grassland</i>	Modified grassland	Good	0.09
Habitat B <i>Buildings & hard standing</i>	Developed land; sealed surface	n/a - other	0.8
Total			0.89

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

Habitat Reference	BNG Habitat Equivalent	Target Condition	Area (ha) ³
Proposed Habitat C <i>Urban trees (20, small size)</i>	Urban tree	Moderate	0.08
Total			0.08

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 Biodiversity Metric 4.0 Calculation Tool

On-site Baseline	Habitat units	0.20	
	Hedgerow units	0.12	
	Watercourse units	0.00	
On-site Post Intervention	Habitat units	0.67	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units % percentage)	Habitat units	0.47	232.69%
	Hedgerow units	-0.12	-100.00%
	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	0.00	
	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	0.47	
	Hedgerow units	-0.12	
	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	0.47	
	Hedgerow units	-0.12	
	Watercourse units	0.00	
Total Net % Change	Habitat units	232.69%	
	Hedgerow units	-100.00%	
	Watercourse units	0.00%	

³ Small urban trees have a diameter at breast height (DBH) of up to 30cm, medium urban trees have a DBH of 30 to 90cm, and large urban trees have a 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.

-
- 5.2 A net gain for area-based habitats is demonstrated by the BNG Metric, however the trading rules are not satisfied.
- 5.3 The provision of 0.01ha of native mixed scrub managed to a 'moderate' condition (to replace proposed modified grassland) would satisfy the trading rules, and is considered appropriate for the site.
- 5.4 A net gain for hedgerow habitats is not demonstrated by the BNG Metric due to the removal of hedgerow from the site with no replacement hedgerow included in the landscape scheme. In order to achieve a 10% gain in hedgerow habitats, and to satisfy the trading rules, 70 metres of native hedgerow managed to 'poor' condition is required at the site. This is considered appropriate for the site.
- 5.5 If net gain cannot be attained at the site in accordance with any future site proposals and the detailed landscape planting proposals then the following options are available (a combination of the approaches outlined below may be appropriate):
- a. A redesign of the site to minimise impacts and establish enhancement of retained areas where possible;
 - b. Further enhancement of off-site habitats to compensate for the loss of units associated with the proposed development; and
 - c. Agreeing a biodiversity payment for the loss of habitat units associated with the site with Manchester City Council and / or a habitat bank or other similar provider.
- 5.6 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.
- 5.7 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 new properties as, although the habitats are suitable for use by foraging bat species such as *Pipistrellus* species, there are no significant opportunities for roosting bats (particularly maternity roosts) at the site currently (this is considered to provide additionality);
 - b. Incorporation of opportunities for use by nesting birds at the developed site including in both the public open space by landscape planting and at the new properties. 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) and house sparrow and starling (both red listed and Priority Species) at the new properties; and
 - 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

- Butcher, B. et al., 2020. *UK Habitats Classification User Manual Version 1.1*, Stockport: UKHab Ltd.
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7.0 APPENDIX: PHOTOGRAPHS, CONDITION ASSESSMENTS AND FIGURES

7.1 Condition Assessments of Baseline Habitats

Table 7.1: Condition Assessments for Habitat 1 Modified Grassland

Condition Assessment Criteria	Habitat 1 Modified grassland
A. There are 6-8 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
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. Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. 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, such as excessive poaching, damage from machinery use or storage, damaging 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
F. Cover of bracken less than 20%.	✓
G. There is an absence of invasive non-native species ³ listed on Schedule 9 of WCA.	✓
Good: Passes 6 or 7 of 7 including essential criterion A	X
Moderate: Passes 4 or 5 criteria including essential criterion A	X
Poor: Passes 0, 1, 2 or 3 of 7 criteria OR passes 4, 5 or 6 but failing criterion A	✓
Footnote 1 – 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>). 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.	

Table 7.2: Condition Assessments for Habitat 2 Mixed Scrub

Condition Assessment Criteria	Habitat 2 Mixed scrub
A. The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species¹, 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.	X
B. Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	X
C. There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	X
D. The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	X
E. There are clearings, glades or rides present within the scrub, providing sheltered edges.	X
Good: passes 5 of 5 criteria	X
Moderate: passes 3 or 4 of 5 criteria	X
Poor: passes 0, 1 or 2 of 5 criteria	✓
Additional Information: Footnote 1 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). Footnote 2 - 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). 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 5 - Species indicative of sub-optimal condition for this habitat type may include: non-native conifers, Tree-of-heaven (<i>Ailanthus altissima</i>), Holm Oak (<i>Quercus ilex</i>), European Turkey Oak (<i>Quercus cerris</i>), Cherry Laurel (<i>Prunus laurocerasus</i>), Snowberry (<i>Symphoricarpos</i> spp.), Shallon (<i>Gaultheria shallon</i>), American Skunk Cabbage (<i>Lysichiton americanus</i>), Buddleia (<i>Buddleia</i> spp.), Cotoneaster (<i>Cotoneaster</i> spp.), Spanish Bluebell (<i>Hyacinthoides hispanica</i>) and Hybrid Bluebells (<i>Hyacinthoides x massartiana</i>). There may be additional relevant species local to the region and or site.	

Habitats 3 (introduced shrub), 4 (buildings & hard standing) and 5 (hedgerow) do not require a condition assessment.

7.2 Condition Assessments of Created Habitats

Table 7.3: Condition Assessment for Habitat A Modified Grassland

Condition Assessment Criteria	Habitat A Modified grassland
A. There are 6-8 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.	✓
C. Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. 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, such as excessive poaching, damage from machinery use or storage, damaging 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 listed on Schedule 9 of WCA.	✓
Good: Passes 6 or 7 of 7 including essential criterion A	✓
Moderate: Passes 4 or 5 criteria including essential criterion A	X
Poor: Passes 0, 1, 2 or 3 of 7 criteria OR passes 4, 5 or 6 but failing criterion A	X
Footnote 1 – 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>). 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.	

Table 7.4: Condition Assessment for Habitat C Urban Trees

Condition Assessment Criteria	Habitat C Trees
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 <10% of total area and no individual gap being >5 m wide. Individual trees automatically pass this criterion.	✓
C. The tree is mature (or more than 50% within the block are mature).	X
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.	X
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	X
F. More than 20% of the tree canopy area is oversailing vegetation beneath	✓
Good: Passes 5 or 6 of 6 criteria	X
Moderate: Passes 3 or 4 of 6 criteria	✓
Poor: Passes 0, 1 or 2 of 6 criteria	X
Additional information / definitions: Footnote 1 - 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)	

7.3 Figures

Figure 1: UKHab Plan of the Baseline Habitats



Figure 2: UKHab Plan of the Proposed Habitats

