



550 Ashton New Road,
Manchester

Ecology Survey and Biodiversity Net Gain Summary
Report Reference KE23/301/2

18th December 2023

Authored by Richard Roe BSc MSc MCIEEM CEnv

CONTACT DETAILS

KINGDOM ECOLOGY LTD
7 Speke Road
Woolton
Liverpool
L25 8QA

Email: enquiries@kingdomecology.com

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1 Introduction

1.1 Background

Kingdom Ecology have carried out an Ecological Walkover Survey and initial Bat Scoping Assessment of a former bank building and areas of relatively recently landscaped grounds located at the Etihad Campus, 550 Ashton New Road, Manchester, M11 4TQ (National Grid Reference SJ 8798 4743).

The assessment has been carried out to identify any ecological constraints which should be considered during proposed works to redevelop the site. The development proposals are to construct a new women's football training facility. This will include the repurpose and extension of the existing bank building, with associated earthworks, landscaping, boundary treatment, parking and access.

The assessment has been carried out to identify any ecological constraints which should be considered during proposed works to redevelop the site and to allow an assessment as to whether the development will deliver a biodiversity net gain.

Initial field surveys were undertaken on 4th October 2023. Surveys were led by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty years' experience. Richard is also a licensed bat worker.

1.2 Purpose of Report

This report provides the findings of field surveys undertaken at the site. Surveys aimed to identify habitats and species which are either of importance in terms of their conservation value or are afforded statutory legal protection. The presence of such habitats or species would form a material consideration during the planning process and could pose a constraint to the redevelopment of the site.

The field surveys comprised of an ecological walkover survey with a search for habitats that could support any protected or notable species. This included an assessment of buildings at the site with regards to their suitability to support roosting bats.

Following a description of the survey findings and an evaluation of habitats at the site, the report goes on to make recommendations for further works, mitigation and ecological enhancement measures where relevant.

A Biodiversity Metric Assessment for the site pre- and post-development has been carried out to determine whether the development will achieve a biodiversity net gain based upon latest landscaping proposals.

1.3 Protected Species Legislation

1.3.1 Bats

All British bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and through their inclusion in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“EC Habitats Directive”) which defines European protected species of animals.

British bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

Taken together, this legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is interpreted as “any structure or place, which any wild bat uses for shelter or protection.” (Bat Conservation Trust 2016¹). A bat roost is protected whether or not bats are present at the time.

All species of British bat are considered a European Protected Species (EPS). The Conservation of Habitat and Species Regulations (2010) provide derogation against certain offences which could potentially affect an EPS through the EPS Licensing system.

1.3.2 Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

¹ Bat Conservation Trust (2016) ‘Bat Surveys: Good Practice Guidelines 3rd Edition’

2 Field Survey Methods

2.1 Survey Aims and Objectives

The survey aim was to assess the site as to its ecological importance by assessing the value of habitats and their suitability to support any protected or notable species. The purpose of this was to highlight any ecological constraints associated with future development proposals.

Survey comprised of an ecological walkover survey and bat roost scoping assessment, this included an assessment of habitats at the site in terms of their suitability to support any protected species including bats and breeding birds.

Species that are considered unlikely to be significantly affected by the proposed development, even if known to be present in the general vicinity, were 'scoped out' of the assessment.

Survey also aimed to identify opportunities for ecological enhancement and to inform potential mitigation measures, if required, to ameliorate any negative impacts attributable to the proposed works.

2.2 Survey Methods

2.2.1 Ecological Walkover Survey

An initial Ecological Walkover of the site was undertaken on the 4th October 2023.

The aims of the walkover survey were to:

- identify areas or habitats that are of particular ecological interest for nature conservation and which require more detailed investigation;
- provide a broad botanical description of habitats present;
- provide additional information regarding incidental observations of protected species or non-native, invasive species;
- to assess the site as to its ecological importance by assessing the value of habitats and their suitability to support any protected or notable species (including badgers, bats and breeding birds).

A map of the study site is shown in Figure 1. Typical habitats recorded at the site are also shown in photographs in the Appendix.

2.2.2 Daytime Bat Inspection

The affected building was assessed as to its suitability to support bats following standard methodologies prescribed in English Nature's *Bat Mitigation Guidelines* (Mitchell-Jones 2004)² and the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition (BCT 2023)³.

Survey, comprising of an inspection of the interior and exterior of the building, was undertaken during daylight conditions using binoculars and a high-powered torch. The survey was undertaken during daylight hours on the 4th October 2023.

In addition to searching for evidence of an actual bat roost the survey also aimed to assess the suitability of the building to support bats and consequently the likelihood of a bat roost being present but with no obvious field signs.

Survey assessed the building's roost suitability by examining structural features and the surrounding habitat. Structural features that will influence the suitability of a building to support roosting bats include the presence of a roof void; access points into a building including gaps beneath barge boards, gaps under lead flashing, gaps within masonry, loose tiles etc, complexity of any roof void, daytime light levels in roof void etc.

Important habitat features surrounding the structures which could influence roost potential include: whether the structure is in a semi-rural or parkland location, proximity to a significant linear feature (e.g. watercourse, mature hedgerow, wooded lane) or an area of woodland etc.

Taking account of these architectural and habitat features, the building was assigned a level of roost suitability. This assessment considered roost suitability criteria as summarised in Table 1 below and taken from the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition.

² Mitchell-Jones, A.J. 2004. *Bat Mitigation Guidelines*. English Nature, Peterborough.

³ Bat Conservation Trust (2023) '*Bat Surveys: Good Practice Guidelines* 4th Edition'

Table 1- Bat Roost Suitability Criteria

<i>Suitability</i>	<i>Description of Potential Roosting Habitats</i>
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels.
<i>Negligible</i>	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. Structure has Negligible habitat features likely to be used by roosting bats.
<i>Low</i>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger number of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground of features seen with only very limited roosting potential.
<i>Moderate</i>	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status.
<i>High</i>	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

3 Survey Results

3.1 Site Description

The proposed development site is located on the northern edge of the existing Manchester City Football Club Campus. The study area extends to approximately 1.28 ha. The site location is shown on Figure 1 in the Appendix.

Existing habitats comprise of a former HSBC bank building plus areas of landscaping and hardstanding. The bank building and adjacent habitats pre-date the construction of the main campus; with the bank likely to be of approximately 1970s origin. The club campus was constructed in the mid 2010's.

Ashton New Road runs along the northern boundary of the site, whilst the Ashton Canal runs along the eastern boundary of the site. Land to the south comprises of the main Club Campus.

These adjacent habitats are largely modified and of relatively recent origin. Habitats comprise principally of sports pitches with associated landscaping, infrastructure buildings, and areas of hardstanding carpark. However, there is an area of semi-natural grassland/wildflower habitat and wetland habitat located within an area of nature reserve approximately 30 m to the south-east of the proposed development area. This habitat is also of recent origin and was created as part of the construction of the wider Manchester City Campus. This area would not be affected by development proposals.

Habitats recorded at the study site are shown on Photographs and target noted on Figure 1 in the Appendix. Habitats identified at the site are described below.

3.2 Habitats

3.2.1 Habitat Description

There are five broad habitat areas located at the site. These include the main bank building and adjacent areas of hardstanding and landscaping. A landscaping bund runs immediately to the south of the bank buildings. The bund has been planted up predominantly with conifers which are approximately 10 years old. To the south of the landscaping bund, there is a steep slope leading down towards the adjacent sports pitches. The slope principally comprises of closely mown, modified grassland. To the west of the former bank complex, there is a triangular parcel of grassland which has been planted with young trees. To the south of this is an area of carpark.

There are semi-mature birch and sycamore located on the northern boundary of the site with Ashton New Road. These trees would be retained as part of any development proposals. All other trees at the site are of a relatively young age and were planted within the last 10 years.

There are some lengths of young, ornamental hedge at the site comprising of beech and yew.

Affected habitats are all of relatively recent origin, with grassland habitats being of amenity origin and having been intensively managed and mown in the recent past.

The development proposals would require the removal of several young trees, areas of grassland and some lengths of ornamental hedge. Given their recent and artificial origin, the affected habitats are not considered to be of any significant biodiversity value.

Identified habitats are target noted and shown on Figure 1 in the Appendix. Targets Note descriptions are provided in Table 1 below. Photographs of habitats us Appendix.

Relevant UKHab/Biodiversity Net Gain condition sheets for relevant recorded habitats are provided in the Appendix.

Table 1- Habitat and Target Note Descriptions

Target Note	Habitat Description
1	Small island of rough grassland within bank complex. Grassland comprises of common bent, red fescue, and cock's foot with common grassland herbs including Michaelmas daisy, yarrow, ribwort plantain, common ragwort, and cat's ear. Grassland is rank and has gone unmanaged in the recent past. The grassland is of amenity origin and was found to be relatively species-poor, supporting approximately six species per metre square. With regards to the UKHab and biodiversity net gain assessment, the grassland represents 'modified grassland' in a 'poor' condition. Further habitats around the bank comprise principally of hardstanding.
2	Further area of rough grassland located adjacent to the bank complex. Grassland is also rank and unmanaged but is marginally more diverse than the grassland at Target Note 1. Grasses present include tufted hair-grass, Yorkshire fog, common couch, cock's foot, red fescue and common bent. Herbs include tufted vetch, cat's ear, broadleaved dock, dandelion, white clover, creeping buttercup, and smooth sow thistle. Area has been planted with three young Himalayan birch. The habitat is of relatively recent origin, with historic imagery of the site showing it to have been created approximately 10 years ago. With regards to the UKHab and biodiversity net gain assessment, the grassland represents 'other neutral grassland' in a 'poor' condition. Grassland is relatively species poor with approximately seven species per metre square.

Target Note	Habitat Description
3	Small patch of short, mown modified grassland with three semi-mature trees comprising of sycamore. Grassland is similar to Target Note 1. There is also a mature silver birch present adjacent to this area, set over a paved area. With regards to the UKHab and biodiversity net gain assessment, the grassland represents 'modified grassland' in a 'poor' condition. Trees are considered to be in a 'moderate' condition.
4	Area of mown grassland which comprises principally of perennial ryegrass, with Yorkshire fog and typical herbs including ragwort, cat's ear, creeping buttercup and white clover. With regards to the UKHab and biodiversity net gain assessment, the grassland represents 'modified grassland' in a 'poor' condition. Grassland is species poor with approximately five species per metre square.
5	Former bank building and its perimeter comprising of sealed surface hard standing and paved flag stones. The bank building is a mid-late 20 th century structure constructed of concrete and brick with a flat roof.
6	There is a landscaping bund running around the southern perimeter of the bank site. The mound is approximately 3 m in height and has been planted with principally Scots pine and black pine, with occasional scattered maple and Himalayan birch. The embankment is vegetated with modified grassland habitats which comprises principally of common bent, red fescue and cock's foot with herbs including creeping buttercup, dandelion, ragwort, broadleaved dock plus patches of Michaelmas daisy. A beech hedgerow runs along the top of the embankment. The Scots pine trees are relatively young (approximately 10 years old). With regards to the UKHab and biodiversity net gain assessment, the plantation represents 'other conifer plantation' in a 'poor' condition.
7	Length of young, ornamental yew hedgerow running along the northern boundary of the adjacent car park.
8	Ornamental beech hedgerow running along the eastern boundary of the adjacent car park.
9	Area of sloping a modified grassland between bank complex and neighbouring football pitches. Hedgerow along car park comprises of beech whilst hedgerow running along the top of the grassland embankment comprises of yew and is approximately 2 m in height, there are occasional patches of beech amongst the hedge. Grassland is mown short and comprises of Yorkshire fog and perennial ryegrass, with white clover and cat's ear. With regards to the UKHab and biodiversity net gain assessment, the grassland represents 'modified grassland' in a 'poor' condition. Grassland is species poor with approximately four species per metre square.

Target Note	Habitat Description
10	Small patch of rough grassland adjacent to hedge which has been planted with young, recently planted fruit trees including apple, pear and cherry. The trees are very young and recently planted (below 7cm diameter at breast height (DBH)). The grassland is unmanaged comprising of common bent, perennial rye-grass, cock's foot, crested dog's tail, and red fescue. Herbs present include creeping buttercup, dandelion, ribwort plantain, red clover, common mouse ear, tufted vetch, broadleaved dock and common ragwort, a single orchid spike was identified. A bee hotel has also been installed. Grassland supports approximately nine species per metre square. With regards to the UKHab and biodiversity net gain assessment, the grassland represents 'other neutral grassland' in a 'poor' condition. Given the small size of the recently planted fruit trees, these have not been included in the later BNG calculations.
11	This is the area of land to the north of the neighbouring car park. The area comprises of a triangular wedge of closely mown modified grassland with two parallel bands of rough unmanaged grassland. The rough grassland has been planted up with young trees comprising of silver birch and Turkish hazel. The rough grassland comprises of perennial rye-grass, common bent, and common couch, herbs present include black knapweed, yarrow, white clover, dandelion and common ragwort. The mown grassland area has approximately five species per metre squared and the rough grassland area support approximately six species per metre square. With regards to the UKHab and biodiversity net gain assessment, the grassland represents 'modified grassland' in a 'poor' condition. Trees are considered to be in a 'moderate' condition.
12	Hardstanding carpark

3.3 Protected Species

3.3.1 Breeding Birds

The areas of hedgerow and trees present could support nesting birds during the breeding bird season.

3.3.2 Bats

There is a former HSBC bank building present at the site. The bank closed in 2015/2016 and is currently disused. The building is located on a busy road adjacent to bright street lighting which would diminish the value of the building for roosting bats. However, the Ashton Canal is located immediately to the east of the site offering an area of high quality bat foraging habitat.

The bank building is a single storey structure constructed of brick, concrete and glass. The roof of the building is constructed of concrete clad in bitumen felt. The building is likely to be of 1970's origin.

Internally, the bank is considered to be inaccessible to bats and to be unsuitable with well plastered walls and ceilings. The bank does not have a separate roof void space.

Externally, the building is intact, in good condition and almost entirely sealed however, there is a crevice running behind concrete fascia panels located at the front (north west) face of the building. The crevice is approximately 1cm in width, extends along 1.5m of the concrete fascia and extends back approximately 60cm (Target Note 11 on Figure 2). The feature is considered to offer suitable roosting habitat for individual or small numbers of non-breeding bats.

No other obvious potential bat roosting features were identified associated with the building.

No bat droppings or other bat field signs were identified associated with the building.

Taking account of the limited features identified, the building was assessed as offering a 'low' bat roosting potential.

3.3.3 Other Protected or Notable Species

No evidence of badger was identified on the landscaping bund or within any other habitats at the site.

It is considered unlikely that any other protected species would be present at the site.

4 Summary & Recommendations

4.1 Habitats

4.1.1 Summary

Kingdom Ecology have carried out an Ecological Walkover Survey and initial Bat Scoping Assessment of a former bank building and areas of landscaped grounds located at the Manchester City Etihad Campus, Ashton New Road. Development proposals are to extend the building to provide a new Women's Football facility with associated landscaping and parking.

These works would largely affect modified habitats of recent origin comprising principally of modified grassland, hardstanding plus recently planted trees, conifer plantation and ornamental hedges. The majority of the habitats present were created in the mid-2010s as part of construction of the wider Etihad campus. The affected habitats are not considered to be any significant biodiversity value, as they are of recent, artificial origin and can be easily recreated.

There are some semi-mature sycamore and silver birch trees located on the northern boundary of the site which predates the construction of the campus. These trees are considered to be features of biodiversity value. The proposed development will seek to retain these trees.

Recommendations to enhance the biodiversity value of the proposed development are provided in section 4.3. This includes the installation of bat and bird boxes, the planting of native tree species, native hedges and the creation of areas of wildflower grassland.

4.2 Protected Species

4.2.1 Birds

Although of limited botanical value, the areas of ornamental hedgerow and affected conifer plantation could support nesting birds during the breeding bird season.

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

It is therefore recommended that future development of the site including any vegetation clearance or management avoid taking place during the breeding bird season (March-September inclusive).

Where this is not possible, a check for breeding birds should be carried out immediately prior to the start of works by an appropriately qualified ecologist.

If during works any nesting birds are found, works should immediately stop and further advice should be sought from an appropriately qualified ecologist.

4.2.2 Bats

The bank building was found to support suitable bat roosting habitat of low suitability located behind concrete fascia panels at the building's north-west face.

Development proposals will seek to retain these features as part of the final building conversion.

If development plans change, and these features would need to be removed, then further bat surveys would be required to further assess the potential presence of bats roosting within the feature.

In such a scenario, it is recommended that at least one dusk bat emergence survey is carried out during the active bat survey season (between early June and the end of August).

If any roosting bats are encountered, further nocturnal surveys may be required and any future development of the site may need to be carried out following a European Protected Species License.

Any new lighting at the site must avoid light spill onto the adjacent Ashton Canal corridor which is likely to offer a valuable bat foraging habitat. New lighting at the site should be limited in general where ever possible and should seek to avoid light spill onto proposed areas of tree planting and landscaping.

4.2.3 Other Protected Species

The site is considered unlikely to support any other protected species

4.3 Ecological Enhancements

It is recommended that opportunities to enhance the ecological value of the development area are taken.

4.3.1 Bat and Bird Boxes

The proposed development should include provision for roosting bats and breeding birds. The new bat and bird boxes should be fitted to the north east face of the converted bank building, where it faces directly onto the adjoining canal towpath.

It is recommended that these comprise of 4 x Beaumaris Maxi Bat Boxes and 4 x Vivara Pro Woodstone House Sparrow Nest Boxes which should be spaced evenly along the face of the building and located as high as possible, at a minimum height of 4 m from the towpath.

4.3.2 Plants for Pollinators and Birds

The development proposals should also aim to maximise the biodiversity of landscaping proposals at the site.

It is recommended that new planting includes species which can provide nectar sources for insects and berries/fruits for invertebrates and birds.

The following small/medium sized tree species are recommended as they offer suitable foraging opportunities to various native wildlife (including birds and invertebrates): rowan, wild cherry, crab apple, silver birch, holly, and willow. A total of 147 new trees would be provided at the site (including the transplant of 15 small trees) and these will provide compensation for the loss of conifer plantation located on the existing landscaping bund. A further 10 x young fruit trees will also be transplanted from land at Target Note 10 but these have not been included as additional trees within the BNG calculations as they are currently below 7cm diameter at breast height (DBH).

In addition, new stretches of hedgerow will be provided at the site. In total, approximately 250m of new hedgerow will be provided. This will include 2 x 50 m stretches of species-rich, native hedgerow comprising of a mix of native species including holly, hawthorn, guelder rose, blackthorn, and hazel.

This mix will provide a hedgerow which offers foraging and refuge habitat for various local wildlife. The native hedge planting should be planted in a double staggered row at 6 specimens per metre.

The remainder of the hedgerows will comprise of ornamental stretches of wild privet hedge.

An appropriate habitat management plan should be produced for all areas of specie-rich hedgerow.

4.3.3 New Wildflower Grassland

In order to enhance the biodiversity value of the landscaping proposals, it is recommended that new areas of wildflower grassland are created at the site. Approximately 1360 m² of new wildflower grassland would be provided at the site.

The grassland should be suitably prepared and sown with an appropriate wildflower seed mix (e.g. Emorsgate EM3 General Purpose Seed Mix).

In order to ensure a low nutrient soil substrate, appropriate for wildflower grassland creation, the areas of grassland will not be established on areas of topsoil but instead the soil substrate will include either reclaimed crushed concrete/ sand substrate (possibly from the site demolition) or an imported low fertility soil such as Meadowmat.

Once established, the grassland would be managed to promote floral diversity with a hay cut taken in late summer and all clippings removed to avoid putting nutrients back in to the soil. A further cut can be taken again in late Autumn/Winter.

An appropriate habitat creation and management plan should be produced for all areas of wildflower grassland.

5 Biodiversity Metric Calculation

5.1.1 Biodiversity Metric Calculation Results

Based upon the on-site and off-site development proposals, the relative biodiversity units at the site before and after the development proposals, have been calculated following methodologies and using tools provided within the Natural England Biodiversity Metric Calculator Version 4.0.

Summary tables of these calculations are provided in the Appendix. The full Biodiversity Metric Calculation Tool Spreadsheet for the site has also been submitted to the Council.

The baseline biodiversity units (i.e. the site's pre-development condition) has been calculated at 3.66 Habitat Units and 0.8 hedgerow units.

The on-site biodiversity units after the completion of development has been calculated at 5.06 habitat units and 1.02 hedgerow units.

The development will therefore result in a net gain of 1.4 habitat units representing a 38.33% net percentage biodiversity gain of habitat units. The development will result in a net gain of 0.22 hedgerow units representing a 28% biodiversity net gain.

6 Appendix

PHOTOGRAPHS

Photograph 1 - Former bank building and adjacent habitats



Photograph 2 - Potential bat roosting crevice at the front of the building



Photograph 3 - Area of unmanaged neutral grassland planted with birch trees (Target Note 2)



Photograph 4 - Conifer trees on landscaping bund (Target Note 6)



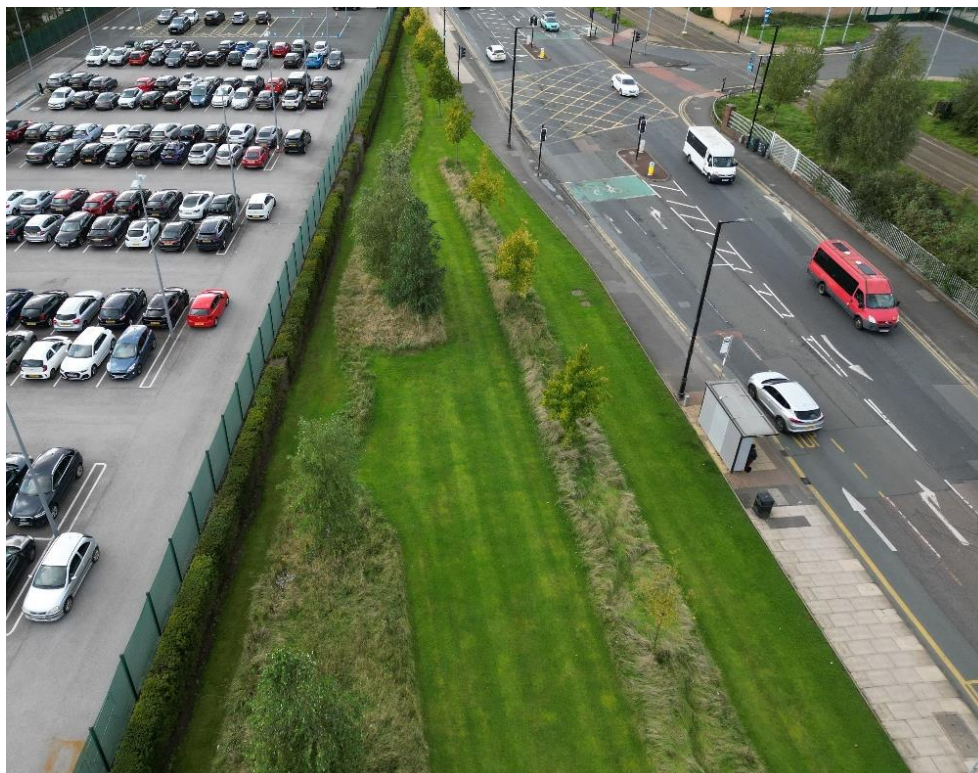
Photograph 5 - Area of neutral grassland with recently planted fruit trees (Target Note 10)



Photograph 6 - Adjacent canal on north east boundary of the site



Photograph 7 - Area of mown modified grassland (Target note 11)



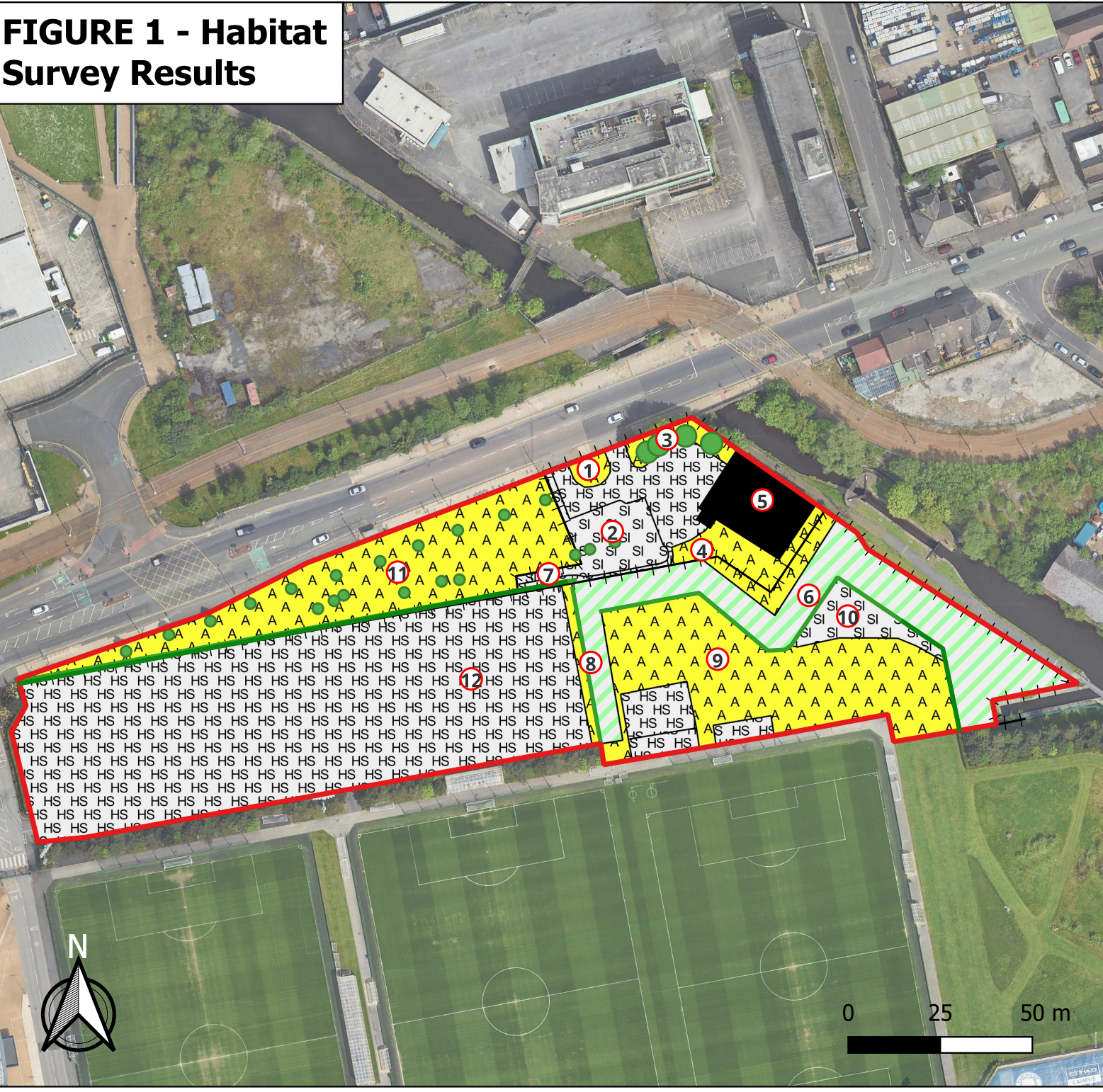
Photograph 8 - Modified grassland, landscaping bund and hedge at Target Note 9



Biodiversity Net Gain Calculation Summary Table

On-site baseline	Habitat units	3.66	
	Hedgerow units	0.80	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	5.06	
	Hedgerow units	1.02	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	1.40	38.33%
	Hedgerow units	0.22	27.95%
	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 (including habitat retention, creation & enhancement)	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 (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.40	
	Hedgerow units	0.22	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.40	
	Hedgerow units	0.22	
	Watercourse units	0.00	
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units		38.33%
	Hedgerow units		27.95%
	Watercourse units		0.00%
Trading rules satisfied?	Yes ✓		

FIGURE 1 - Habitat Survey Results



- KEY**
- Study Site
 - Target Note
 - Conifer plantation
 - Poor semi-improved grassland
 - Amenity grassland
 - Buildings
 - Hardstanding
 - Scattered broadleaved trees
 - Hedge - species-poor
 - Fence

**FIGURE 2 -
Proposed Habitats**



KEY

-  Study Site
-  Built sealed Surface
-  Modified grassland
-  Ornamental Shrubbery
-  Wildflower Grassland
-  Retained woodland/trees
-  Retained hedge
-  Proposed privet hedge
-  Proposed native hedge
-  Retained tree
-  Proposed tree

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Type(s)						
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland						
Habitat Description						
ukhab – UK Habitat Classification						
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:						
Woodland Wildlife Toolkit (sylva.org.uk)						
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
Site name and location		MCWFC	On-site or off-site			
Limitations (if applicable)			Survey reference (if relating to a wider survey)			
Grid reference			Habitat parcel reference	Target Note 6- Band of plantation woodland		
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	1	Trees all 10 years old or less
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in 40% or less of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ >10% cover.	3	
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	2	Scots pine, silver birch and field maple present
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	2	

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Note Tall herb habitat that does not meet the Annex 1 definition should be recorded as 'Other neutral grassland'] [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
Site name and location	MCWFC	On-site or off-site	on-site
Limitations (if applicable)		Survey reference (if relating to a wider survey)	TN2
Grid reference		Habitat parcel reference	
Habitat Description			
Other Neutral grassland. Grassland is rank and unmanaged. Grasses present include tufted hair-grass, Yorkshire fog, common cooch, cock's foot, red fescue and common bent. Herbs include tufted vetch, cat's ear, broadleaved dock, dandelion, white clover, creeping buttercup, and smooth sow thistle. The habitat is of relatively recent origin, with historic imagery of the site showing it to have been created approximately 10			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	Grassland support some semi-natural characteristics but is not considered to be a 'good representation' of MG1 grassland. Habitat has arisen from amenity grassland and is less than 10 years old.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	Sward is tall and rank
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	No	No bare ground
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	No	No scrub
E	Combined cover of species indicative of sub-optimal condition ² 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. If any invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) are present, this criterion is automatically failed.	Yes	No suboptimal species
Additional Criterion - must be assessed for all non-acid grassland types			

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Estimated 7 species per metre square
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		n/a	
Number of criteria passed		1	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/	
Acid Grassland Types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland Types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	X	
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 2 - Species indicative of sub-optimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site. 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, by applying professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Note Tall herb habitat that does not meet the Annex 1 definition should be recorded as 'Other neutral grassland'] [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
Site name and location	MCWFC	On-site or off-site	on-site
Limitations (if applicable)		Survey reference (if relating to a wider survey)	TN10
Grid reference		Habitat parcel reference	
Habitat Description			
Other Neutral grassland. Small patch of rough grassland adjacent to hedge which has been planted with young, recently planted fruit trees including apple, pear and cherry. The grassland is unmanaged comprising of common bent, perennial rye-grass, cock's foot, crested dog's tail, and red fescue. Herbs present include creeping buttercup, dandelion, ribwort plantain, red clover, common mouse ear, tufted vetch, broadleaved			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	Grassland support some semi-natural characteristics but is not considered to be a 'good representation' of MG1 grassland. Habitat has arisen from amenity grassland and is less than 10 years old.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	Sward is tall and rank
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	No	No bare ground
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Young fruit trees present
E	Combined cover of species indicative of sub-optimal condition ² 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. If any invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) are present, this criterion is automatically failed.	Yes	No suboptimal species
Additional Criterion - must be assessed for all non-acid grassland types			

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Estimated 9 species per metre square
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		n/a	
Number of criteria passed		2	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/	
Acid Grassland Types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland Types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	X	
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 2 - Species indicative of sub-optimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site. 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, by applying professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
Please see separate Line of trees condition sheet for a line of Rural trees.			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
Site name and location	MCWFC	On-site or off-site	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	TN3
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	Non-native species- sycamore
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees
C	The tree is mature (or more than 50% within the block are mature).	Yes	Mature/semi-mature trees

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.	Yes	No adverse impacts
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	All young, no niches
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Located over grassland
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/□
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	Yes
Passes 2 or fewer criteria		Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
Please see separate Line of trees condition sheet for a line of Rural trees.			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
Site name and location	MCWFC	On-site or off-site	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	TN 11 and TN2
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	Non-native species
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees
C	The tree is mature (or more than 50% within the block are mature).	No	All less than 10 years old

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.	Yes	No adverse impacts
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	All young, no niches
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Located over grassland
Number of criteria passed		3	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/□
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	Yes
Passes 2 or fewer criteria		Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score			