



Biodiversity Metric Report

Former Greenfinch Public House, Manchester

Reference: 81-565-R2-2

Date: November 2023



BIODIVERSITY METRIC REPORT

Former Greenfinch Public House
Manchester

Prepared for:
Planning Issues Limited

Report Ref: 81-565-R2-2
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QUALITY ASSURANCE

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EXECUTIVE SUMMARY

Site Address	Former Greenfinch Public House, Lapwing Lane, West Didsbury, Manchester, M20 3ZA
Co-ordinates	E 384321, N 392081
Site Area	Approximately 0.31 ha
Current Site Use	The site predominantly hardstanding associated with the former Greenfinch Public House and car park. Lapwing Lane and Palatine Road define the site's north-eastern and south-eastern boundaries respectively, meanwhile residential housing surrounds the site to the west. An active railway line is located approximately 20 m east of the site.
Proposed Development	Development proposals include the redevelopment of the site to provide nine dwellings and associated landscaping and parking.
Results	The draft biodiversity metric results show a gain of 0.44 habitat units and 0.19 hedgerow units.
Conclusions and Recommendations	<p>A gain of 23.65% habitat units and 714.21% hedgerow units will be incurred on-site as a result of the development.</p> <p>Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses and hibernacula.</p>



Table of Contents

EXECUTIVE SUMMARY	1
1.INTRODUCTION	3
1.1. Background	3
1.2. Previous Surveys	3
1.3. Site Location	3
1.4. Objectives	4
2.METHODOLOGY	5
2.1. Biodiversity Metric	5
2.2. On-Site Habitat Baseline Data	5
2.3. Post Development Habitat Creation	5
2.4. Limitations	6
3.RESULTS	7
3.1. On-Site Baseline Condition Assessment Results	7
3.2. Habitat Retention	8
3.3. Habitat Creation Condition Assessment	9
3.4. Strategic Significance	13
3.5. Biodiversity Unit Result	13
4.CONCLUSIONS AND RECOMMENDATIONS	14
5.REFERENCES.....	15
APPENDIX I PHASE 1 HABITAT PLAN	16
APPENDIX II PROPOSED SOFT LANDSCAPING PLAN	17
APPENDIX III POST-DEVELOPMENT PLAN	18
APPENDIX IV PROPOSED HEDGEROW CONDITION ASSESSMENT	19



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed Planning Issues Limited to undertake a Biodiversity Metric Calculation at The Former Greenfinch Public House, Manchester, hereafter referred to as “the site”.

This report has been produced by Ciara Bass BSc (Hons) QCIEEM, Consultant Ecologist at E3P. Ciara has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with ‘Biodiversity Metric 4.0 Calculation Tool – Former Greenfinch Public House, Manchester.xl’.

1.2. PREVIOUS SURVEYS

E3P undertook a Preliminary Ecological Appraisal on-site in October 2023 (report reference: 81-565-R1). The survey included a Condition Assessment of the on-site habitats. During the survey, the site was found to comprise hardstanding, amenity grassland, bare ground, introduced shrub, dense scrub, hedgerow and scattered trees.

1.3. SITE LOCATION

The site is located in West Didsbury, within a predominantly urban area. Lapwing Lane and Palatine Road define the site’s north-eastern and south-eastern boundaries respectively, whilst residential housing surrounds the site to the west-. An active railway line is located approximately 20 m east of the site. The Northern Tennis Club is located approximately 20 m south-east of the site. Fog Lane Park is located approximately 700 m east of the site. Please refer to Figure 1.1 for the approximate site location.



FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- 🏠 Identify percentage change in on-site habitat.
- 🏠 Identify the number of habitat units lost/gained on-site; and
- 🏠 Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Biodiversity Metric 4.0 2023 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Biodiversity Metric 4.0 User Guide (Natural England, 2023), the Biodiversity Metric 4.0 Technical Supplement (Natural England, 2023) and the Summary of Changes Biodiversity Metric 3.1 to 4.0 (2023).

This metric was calculated by Ciara Bass, Consultant Ecologist at E3P. Ciara has attended internal training courses focussing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK. She has also undertaken a Modular River Survey training course focussing on generating River Condition outputs for Natural England's Biodiversity Metric calculations, for which she is accredited.

This metric was reviewed by Associate Director Celia Barlow, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected on 25th October 2023 during the Preliminary Ecological Appraisal. The Biodiversity Metric 4.0 – Technical Annex 1 – Condition Assessment Sheets and Methodology (Natural England 2023) was used to undertake the condition assessment. The methodology follows the Biodiversity Metric 4.0 – User Guide (Natural England 2023).

On-site baseline habitats were measured off the Phase 1 Habitat Plan using QGIS. Please see Appendix I for the Phase 1 Habitat Plan. Diameter at Breast Height (DBH) measurements, taken from the Arboricultural Impact Appraisal and Method Statement produced by Barell Tree Consultancy in 2023 (Report reference: 23112-AIA-PB), were used as an indicator of tree size. Trees with a DBH <30 cm were classed as small, while those with a DBH 30-90 cm were classed as medium, as per guidance. The Root Protection Areas (RPAs) were then calculated using the Tree Helper within the metric.

Phase 1 habitat types were translated into UKHab habitat types using the metrics Technical Data Translation Tool.

2.3. POST DEVELOPMENT HABITAT CREATION

The Landscape Strategy was used to measure habitat creation on-site (James Blake Associates, 2023, drawing ref: JBA 23 – 329 – SK02). The areas of proposed habitat were provided by James Blake Associates. The areas of proposed trees were measured using the Biodiversity Metric Urban Tree Helper; four trees with a girth of 20 cm or above when planted were input as 'medium', whilst five trees with a girth of less than 20 cm when planted were input as 'small'. A Post-Development Plan has been produced showing the UKHab habitats proposed within the Landscape Strategy.

Please see Appendix II for the Landscape Strategy and Appendix III for the Post Development Plan.



2.4. LIMITATIONS

The site walkover and condition assessments were undertaken in October and as a result of differing flowering times and seasonal vegetation dieback, it is possible that some species of flora may have been missed or misidentified, including some invasive/non-native species. Due to the urban nature of the site and the limited diversity of vegetation and habitats, this is not considered to be a major constraint. Additionally, should any species have been missed within the grassland, this is not anticipated to be detrimental to the condition assessment results, as species identified included smooth sow-thistle (*Sonchus oleraceus*), herb Robert (*Geranium robertianum*) and white clover (*Trifolium repens*), which are indicative of poor-quality grassland. As such, the grassland would be limited to a Poor condition.

Some areas on the site are double counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

TABLE 3.1 HABITAT BASELINE CONDITION ASSESSMENT RESULTS

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
HARDSTANDING	Urban – Developed Land; Sealed Surface	0.2243	N/A	N/A
AMENITY GRASSLAND	Grassland – Modified Grassland	0.0148	Poor	Fails criterion 1 which is essential for achieving moderate condition as there is less than 6-8 species per m ² .
BARE GROUND	Urban – Bare Ground	0.0335	Poor	Passes 1 of 3 condition assessment criteria: invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.
INTRODUCED SHRUB	Urban – Introduced Shrub	0.0328	N/A	Automatically assigned by metric
DENSE SCRUB	Heathland and Shrub – Bramble Scrub	0.0032	N/A	Automatically assigned by metric.
SCATTERED TREES	Individual Trees – Urban Tree	0.1466 (x4 medium – T21, T24, T25, T30*)	Moderate	Passes 4 of 5 condition assessment criteria:  The tree is a native species.



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
				<ul style="list-style-type: none"> The tree canopy is predominantly continuous (individual trees automatically pass this criterion). No evidence of adverse impact on tree health by anthropogenic activities More than 20% of tree canopy is oversailing vegetation beneath.
SCATTERED TREES	Individual Trees – Urban Tree	0.0651 (x16 small – T2-5, T10, T11, T13, G16, T19, T20, T22, T23, T26-29*)	Moderate	<p>Passes 3 of 5 condition assessment criteria:</p> <ul style="list-style-type: none"> The tree canopy is predominantly continuous (individual trees automatically pass this criterion). No evidence of adverse impact on tree health by anthropogenic activities More than 20% of tree canopy is oversailing vegetation beneath.
HEDGEROW 1	Non-Native and Ornamental Hedgerow	0.0174	Poor	Automatically assigned by metric
HEDGEROW 2	Non-native and Ornamental Hedgerow	0.0092	Poor	Automatically assigned by metric

*Tree numbers taken from Arboricultural Impact Appraisal and Method Statement (23112-AIA-PB)

3.2. HABITAT RETENTION

The majority of trees on site will be retained throughout the development. Table 3.2 outlines the areas of habitat to be retained.



TABLE 3.2 HABITATS TO BE RETAINED

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT
SCATTERED TREES	Individual Trees – Urban Tree	0.0489 (x4 medium - T21, T24, T25, T30)	Moderate
SCATTERED TREES	Individual Trees – Urban Tree	0.1466 (x12 small - T2-5, T10, T11, T13, G16, T19, T20, T22, T23)	Moderate

3.3. HABITAT CREATION CONDITION ASSESSMENT

Habitats have been proposed within the site, including soft landscaping features. Table 3.3 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

TABLE 3.3 HABITAT CREATION CONDITION ASSESSMENT RESULTS

HABITAT TYPE (PROPOSED SOFT LANDSCAPING PLAN)	HABITAT TYPE (UKHAB)	AREA (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
HARDSTANDING AND BUILDINGS	Urban - Developed Land; Sealed Surface	0.2022	N/A	N/A
ORNAMENTAL PLANTING	Urban – Introduced Shrub	0.0412	N/A	Target time to condition will be one year.



HABITAT TYPE (PROPOSED SOFT LANDSCAPING PLAN)	HABITAT TYPE (UKHAB)	AREA (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
AREA TO BE TURFED	Grassland – Modified Grassland	0.0488	Poor Fails criteria 1 which is essential for achieving moderate condition as there is less than 6-8 species per m ² .	Target time to condition will be one year.
WILDFLOWER MEADOW MIX	Grassland – Other Neutral Grassland	0.0016	Moderate Passes 4 of 6 condition assessment criteria: <ul style="list-style-type: none"> There are 6-8 vascular plant species per m2 present, including at least two forbs. Scrub accounts for less than 20% of total grassland area. Physical damage is evident in less than 5% of grassland area. There is an absence of invasive non-native plant species. 	Target time to condition will be 5 years.
BULB PLANTING MIX	Urban – Introduced Shrub	0.0023	N/A	Target time to condition will be one year.
NATIVE BUFFER PLANTING MIX	Heathland and Shrub – Mixed Shrub	0.0125	Passes 2 of 5 condition assessment criteria: <ul style="list-style-type: none"> 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 species, with 	Target time to condition will be one year.



HABITAT TYPE (PROPOSED SOFT LANDSCAPING PLAN)	HABITAT TYPE (UKHAB)	AREA (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
			<p>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).</p> <p>There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.</p>	
TREE PLANTING	Individual Trees – Urban Tree	0.1629 (x4 small, x4 medium)	<p>Moderate</p> <p>Passes 4 of 6 condition assessment criteria:</p> <ul style="list-style-type: none"> The tree is a native species. The tree canopy is predominantly continuous (individual trees automatically pass this criterion). No evidence of adverse impact on tree health by anthropogenic activities More than 20% of tree canopy is oversailing vegetation beneath. 	Target time to condition will be 27 years.
TREE PLANTING	Individual Trees – Urban Tree	0.0041 (x1 small)	<p>Poor</p> <p>Passes 2 of 6 condition assessment criteria:</p>	Target time to condition will be 27 years.



HABITAT TYPE (PROPOSED SOFT LANDSCAPING PLAN)	HABITAT TYPE (UKHAB)	AREA (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
			<p>✚ The tree canopy is predominantly continuous (individual trees automatically pass this criterion).</p> <p>✚ No evidence of adverse impact on tree health by anthropogenic activities.</p>	
NATIVE HEDGE MIX	Native Hedgerow	0.05	<p>Moderate</p> <p>No more than four failures in total; AND Does not fail both attributes in more than one functional group.</p> <p>See Appendix IV for Full Hedgerow Condition Assessment</p>	Target time to condition will be 5 years.
ORNAMENTAL HEDGEROW	Non Native and Ornamental Hedgerow	0.051	<p>Poor</p> <p>Automatically assigned by metric.</p>	Target time to condition will be 1 year.



3.4. STRATEGIC SIGNIFICANCE

The site predominantly comprises hardstanding, bare ground and amenity grassland habitats which are not anticipated to provide significant ecological value. The introduced shrub, dense scrub and scattered trees on site may provide some opportunities for local wildlife, however, these are anticipated to be limited due to their urban context and minimal area. Additionally, the site is not defined in Manchester City Council's Local Development Framework for its ecological value. As such, the strategic significance was defined in the metric as 'area not in local strategy, no local strategy'.

3.5. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.44 habitat units and 0.19 hedgerow units as a result of the development. Table 3.4 shows the headline results detailed within the Biodiversity Metric.

TABLE 3.4 HEADLINE RESULTS

HEADLINE	CATEGORY	RESULT
TOTAL NET UNIT CHANGE	Habitat Units	+0.44
	Hedgerow Units	+0.19
	River Units	N/A
TOTAL NET % CHANGE	Habitat Units	23.65%
	Hedgerow Units	714.21%
	River Units	N/A

The trading rules of the metric have been satisfied as habitats lost have been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme and Landscape Strategy show a total gain of 0.44 habitat units (23.65%) and 0.19 hedgerow (714.21%) units on site. The trading rules of the metric have been satisfied.

Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses and hibernacula.



5. REFERENCES

- ✿ Barrell Tree Consultancy (2023) Arboricultural Impact Appraisal and Method Statement 23112-AIA-PB
- ✿ E3P (2023). Preliminary Ecological Appraisal 81-565-R1
- ✿ James Blake Associates (2023) Landscape Strategy JBA 23 – 329 – SK02
- ✿ Manchester City Council (2012) Manchester’s Local Development Framework
- ✿ National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.
- ✿ Natural England Joint Publication JP039. (2023). The Biodiversity Metric 4.0. User Guide. Technical Annex 2.
- ✿ Natural England Joint Publication JP039. (2023). The Biodiversity Metric 4.0. User Guide.
- ✿ Natural England. (2023). The Biodiversity Metric 4.0. Technical Annex 1. Condition Assessment Sheets.
- ✿ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN

Key:

— Site boundary

— Hedgerow

A Amenity grassland

• Bare ground

▤ Dense scrub

■ Hardstanding

▦ Introduced shrub

● Scattered trees

✕ Small-leaved cotoneaster

Notes

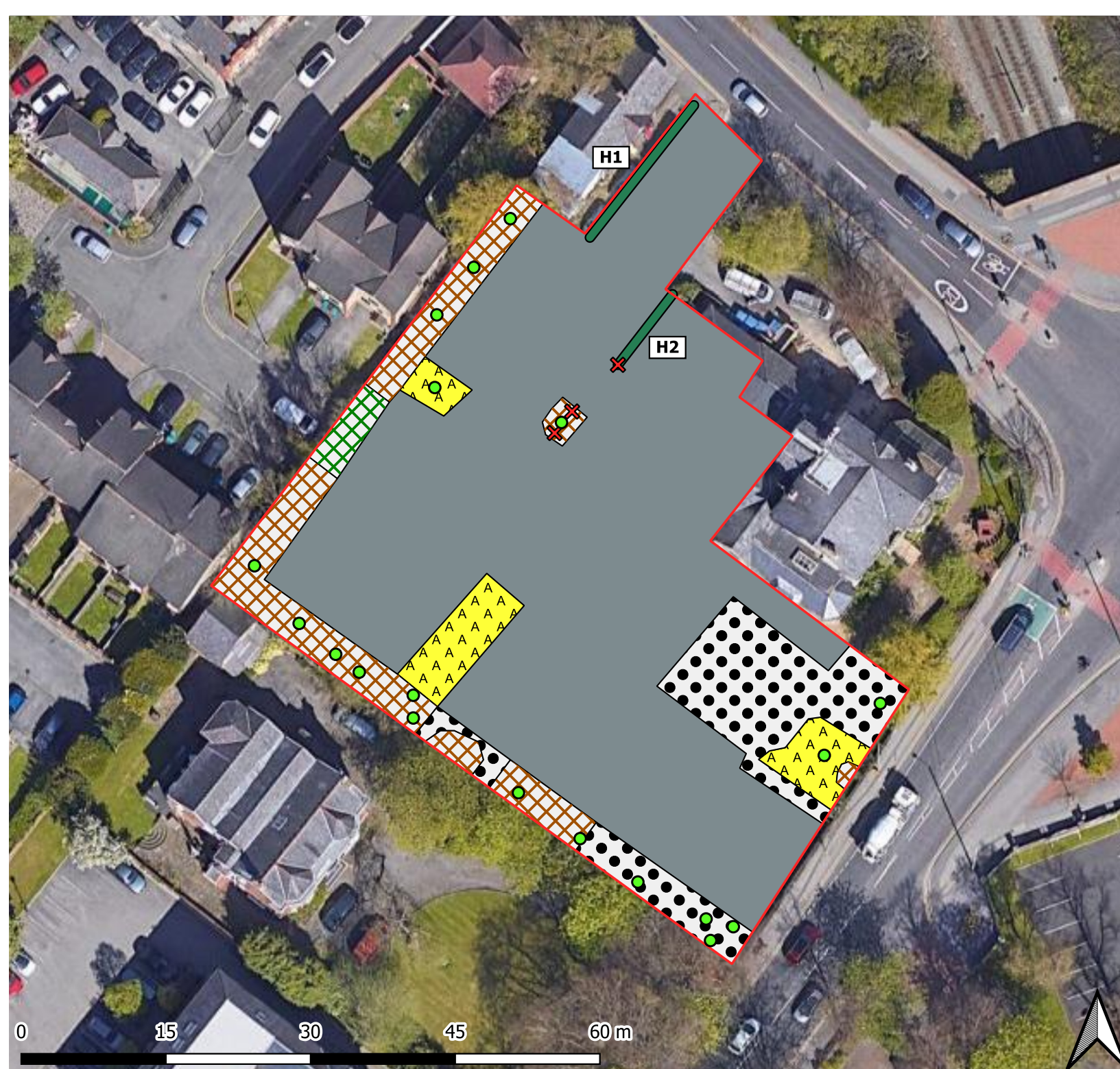
Issue: 1	Revision: 1	Date: 25/10/2023	Drawn: CB2	Authorised: CK
Client: Planning Issues Limited			Job No. 81-565	Date: 25/10/2023
			Drawing No. 81-56-001	Scale: 1:900 @ A4
Job title: Former Greenfinch Public House, Manchester			Drawing title: Phase 1 Habitat Plan	



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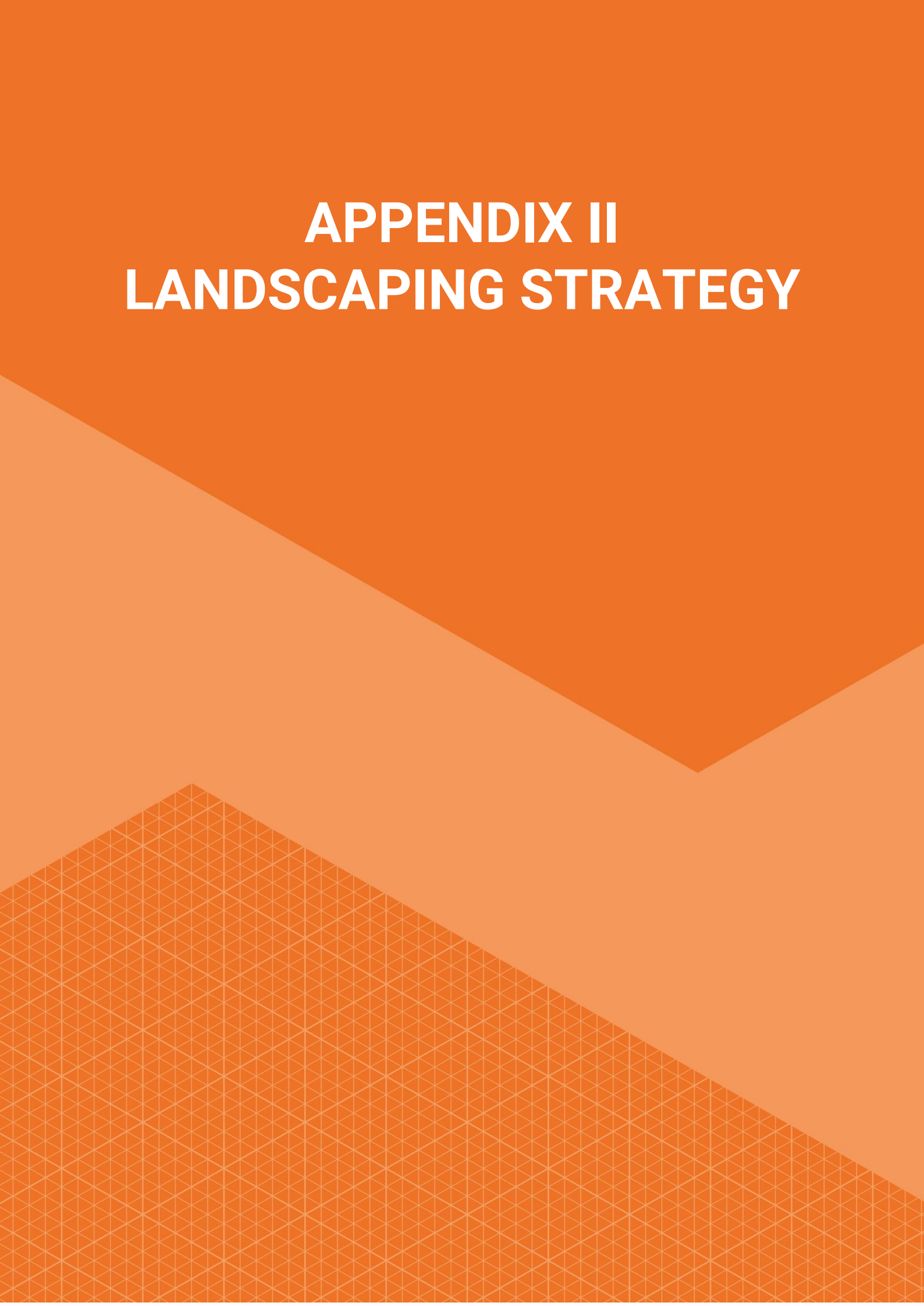
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APPENDIX II

LANDSCAPING STRATEGY

The background of the page is composed of several geometric shapes in shades of orange. A large, dark orange triangle points downwards from the top right. Below it, a lighter orange shape forms a wide base. In the bottom left corner, there is a triangular area filled with a fine, light-colored grid pattern.

LANDSCAPE STRATEGY MASTERPLAN



KEY

HARD LANDSCAPE

- Red line boundary
- Parking court. Tarmac.
- Vehicle Access point in car park
- Pedestrian route to the building entrance
- Pedestrian only access from Palatine Road
- Patios. 450mm x 450mm flag or similar and approved or similar & approved.
- Timber Shelter for Mobility Scooters

SOFT LANDSCAPE

- Proposed Native tree
- Proposed streetwise/narrow canopy tree
- Proposed Evergreen tree
- Proposed ornamental tree
- Proposed focal feature entrance tree
- Specimen shrubs
- Ornamental shrub and herbaceous planting
- Low maintenance ground cover planting
- Formal low clipped evergreen hedging - *Ilex crenata*/ *Euonymus 'Jean Hughes'* to match topiary
- Amenity grass areas
- Drift of spring flowering bulbs.
- Native shrub buffer planting to southern boundary
- Wildflower meadow along native hedge boundaries
- 1.2m proposed ornamental evergreen hedging to owner lounge
- Existing Trees to be retained
- Enhanced native canopy/ sub canopy buffer planting corridor
- Woodland canopy edge wildflower meadow in amenity area
- Species Rich Native hedge on boundaries

Palatine Road, Manchester

Rev	Initials	Date	Comments
JBA 23 - 329 - SK02 Landscape Strategy			
Churchill Retirement Living		Site Palatine Road, Manchester	
Drawn by AJW	Date November 2023	Scale 1:250 @ A1	Rev ~
James Blake Associates Ltd. LANDSCAPE ARCHITECTURE • LANDSCAPE PLANNING • ECOLOGY • ARBORICULTURE 34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA Tel. 01284 335797 E-mail. jamesblake@jba-landmarc.com			
JAMES BLAKE ASSOCIATES			

APPENDIX III

POST-DEVELOPMENT

PLAN



Key:

- Site boundary
- Non-native and ornamental hedgerow
- Native hedgerow
- Proposed urban trees
- Retained urban trees
- Urban - developed land; sealed surface
- Urban - introduced shrub
- Grassland - modified grassland
- Grassland - other neutral grassland
- Heathland and shrub - mixed shrub

Notes

Issue: 1	Revision: 1	Date: 30/11/2023	Drawn: CB2	Authorised: CK
Client: Planning Issues Limited			Job No. 81-565	Date: 30/11/2023
			Drawing No. 81-562-002	Scale: 1:900 @ A4
Job title: Former Greenfinch Public House, Manchester			Drawing title: Post Development Plan	



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0 15 30 45 60 m



APPENDIX IV PROPOSED HEDGEROW CONDITION ASSESSMENT

ATTRIBUTES AND FUNCTIONAL GROUPINGS (A, B, C, D & E)		CRITERIA (THE MINIMUM REQUIREMENTS FOR 'FAVOURABLE CONDITION'	DESCRIPTION	CONDITION ACHIEVED (Y/N)
				PROPOSED HEDGEROW
A1.	Height	>1.5 m average along length	<p>The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.</p> <p>Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p> <p>A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).</p>	N
A2.	Width	>1.5 m average along length	<p>The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.</p> <p>Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they >0.5 m in height.</p> <p>Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p>	N



ATTRIBUTES AND FUNCTIONAL GROUPINGS (A, B, C, D & E)		CRITERIA (THE MINIMUM REQUIREMENTS FOR 'FAVOURABLE CONDITION'	DESCRIPTION	CONDITION ACHIEVED (Y/N)
				PROPOSED HEDGEROW
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	<p>This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.</p> <p>Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).</p>	Y
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	<p>This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).</p> <p>Access points and gates contribute to the overall gappiness, but are not subject to the >5 m criterion (as this is the typical size of a gate).</p>	Y
C1.	Undisturbed ground and perennial vegetation	<p>>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:</p> <ul style="list-style-type: none"> - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least) 	<p>This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge.</p> <p>Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge.</p> <p>This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.</p>	N



ATTRIBUTES AND FUNCTIONAL GROUPINGS (A, B, C, D & E)		CRITERIA (THE MINIMUM REQUIREMENTS FOR 'FAVOURABLE CONDITION'	DESCRIPTION	CONDITION ACHIEVED (Y/N)
				PROPOSED HEDGEROW
C2.	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica spp.</i>), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex spp.</i>). Their presence, either singly or together, should not exceed the 20% cover threshold.	Y
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the GB Non-Native Secretariat website.	Y
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).	Y



CATEGORY	CATEGORY REQUIREMENTS
GOOD	No more than 2 failures in total; AND No more than 1 failure in any functional group.
MODERATE	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 and C2 = Moderate condition).
POOR	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 and B2 = Poor condition).

