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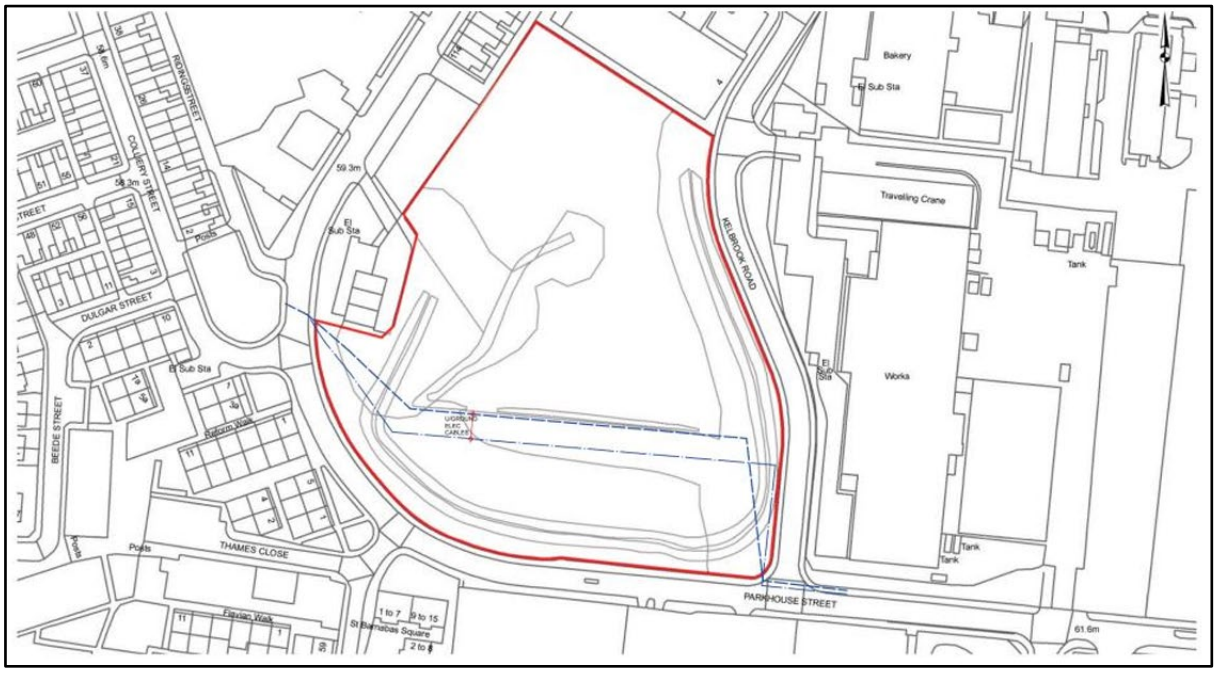
Biodiversity Net Gain Assessment

Sheldon's Bakery, Land off Kelbrook Road, Openshaw, M112GW

Introduction

The applicant appointed Etive Ecology Ltd to undertake a Biodiversity Net Gain (BNG) Assessment of a planning application site on the land off Kelbrook Road, Openshaw. The site is centred on National Grid Reference SJ 876 977 and is proposed for the construction of a new industrial unit to be used as a bakery, complemented by loading bays, turning circles, paved areas, pedestrian walkways and a parking area.

The BNG Assessment used the Full Statutory BNG Metric (version: August 2024). Experienced ecologist Russell Grey (BSc, MCIEEM, CEnv) carried out the appraisal.



Site Location Plan showing Red Line Boundary

BNG Baseline

On-Site Baseline

The ecological baseline for the site has been assessed based on the Preliminary Ecological Appraisal (PEA) undertaken by SESS on 3rd August 2023.

The baseline habitats have been identified using the UKHab Classification. The baseline site is summarised as follows and the Baseline Map is appended:

- Modified Grassland: 0.6ha in a poor condition (see condition assessment attached), not identified within a local strategy = **1.2 Habitat Units**. Most of the grassland has been left unmanaged, there is a small area in the south of the site which has been managed, but

overall species diversity is low, and it is being colonised to various degrees by ephemeral and short perennial plant species and scrub.

- Mixed Scrub: 0.33ha in moderate condition (see condition assessment attached), not identified within a local strategy = **2.64 Habitat Units**. Tree scrub, including alder, willow and hawthorn, is scattered across the site, while bramble scrub is predominantly dominant.
- Other Woodland, Broadleaved: 1.02ha in a moderate condition (see condition assessment attached), not identified within a local strategy = **8.16 Habitat Units**. Scattered and lines of mature and semi-mature trees are present, including willow, ash, sycamore, alder, hawthorn and oak.
- Ruderal/Ephemeral: 0.2ha in moderate condition (see condition assessment attached), not identified within a local strategy = **0.8 Habitat Units**. Small clusters of tall ruderal plant communities are dispersed across the northern end of the site, while a large continuous strip extends across the southern part of the site.
- Hedgerow; Line of Trees; 0.049km in moderate condition and of no local strategic importance = **0.20 Hedgerow Units**.

In summary, the baseline BNG Score for the site is **12.8 Habitat Units** and **0.20 Hedgerow Units**.

BNG Post-Intervention

Post-intervention (development) the site is proposed to comprise the following habitats as per the UKHab Classification. The Post-Intervention Map is appended to this report:

Habitats Retained

- Hedgerow; Line of Trees; 0.049km in moderate condition and of no local strategic importance = **0.20 Hedgerow Units**.

Habitat Enhanced

- Other Neutral Grassland: 0.0292ha of Modified Grassland enhanced through appropriate management to achieve a Moderate Condition (see attached Condition Assessment – Target) and of no strategic value = **0.18 Habitat Units**.
- Mixed Scrub: 0.0725ha of scrub enhanced through appropriate management to achieve a Good Condition (see attached Condition Assessment – Target) and of no strategic value = **0.84 Habitat Units**.
- Other Woodland (mixed): 0.2509ha of woodland enhanced through appropriate management to achieve a Good Condition (see attached Condition Assessment – Target) of no strategic value = **2.71 Habitat Units**.

Habitat Created

- Developed Land; Sealed Surface: 1.58ha (no condition assessment) and of no strategic value = **0.0 Habitat Units**. The new building footprint will be complemented by loading bays, turning circles, surrounding paved areas, pedestrian walkways, and a parking area.

- Modified Grassland; 0.1108ha in a Moderate Condition and of no strategic value = **0.38 Habitat Units.**
- Other Woodland (mixed): 0.0417ha in a Moderate Condition and of no strategic value = **0.11 Habitat Units.**
- Introduced Shrub: 0.039ha (no assessment required) and of no strategic value = **0.08 Habitat Units.**
- Urban Tree: 0.171ha (42 x small trees) in a Moderate Condition and of no strategic value = **0.52 Habitat Units.**
- Other Neutral Grassland; 0.0243ha in a Good Condition and of no strategic value = **0.20 Habitat Units.**

In summary, the Post-Intervention BNG score for the site is calculated to be **5.03 Habitat Units** and **0.20 Hedgerow Units**.

Assessment

Based on the assessment presented above, there will be a BNG of **-7.77 Habitat Units (-60.68%)** and **0.0 Hedgerow Units (0.0%)**. As a result of this negative BNG score for habitat units, and the neutral score for hedgerow units, the scheme also does not meet the BNG Trading Rules.

The proposed layout of the scheme has been carefully designed with input from all disciplines, to try and minimise the BNG loss. No further reductions in BNG loss can be achieved on-site. Therefore, it will be necessary for the applicant to obtain 9.05 Habitat Units and 0.02 Hedgerow Units from an off-site provider in order to meet the mandatory 10% BNG target. Trading Rules will also need to be met as part of the purchase of off-site units.

Recommendations

There are currently no BNG sites registered in the Manchester City Council region. Therefore, if no new Habitat Banks are available before the development commences, the applicant will purchase units from an off-site provider outside of the region. The applicant understands the spatial risk multiplier and that purchasing units outside of the Manchester City Council region could increase the number of units that they are required to obtain.

A pre-commencement condition should be attached to any subsequent planning approval, requiring the applicant to submit a revised version of the BNG Metric, including details of the off-site units obtained and the impact of the spatial risk multiplier.

Therefore, to meet the mandatory BNG target, off-site units will be purchased from a registered Habitat Bank to meet the shortfall. This could be secured by way of a suitably worded pre-commencement condition.

In order to ensure the proposed habitats are created, enhanced and managed to meet the anticipated Habitat Conditions, a Habitat Management and Monitoring Plan (HMMP) should be secured by way of a suitably worded planning condition.

Report Prepared by: Russell Grey

Report date: 08.04.26

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APPENDIX A

UKHAB Baseline Map

Sheldons Bakery - UKHab Baseline Map

Land App

Produced on Land App, May 14, 2025.
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50 m
Scale 1:1580 (at A4)

N

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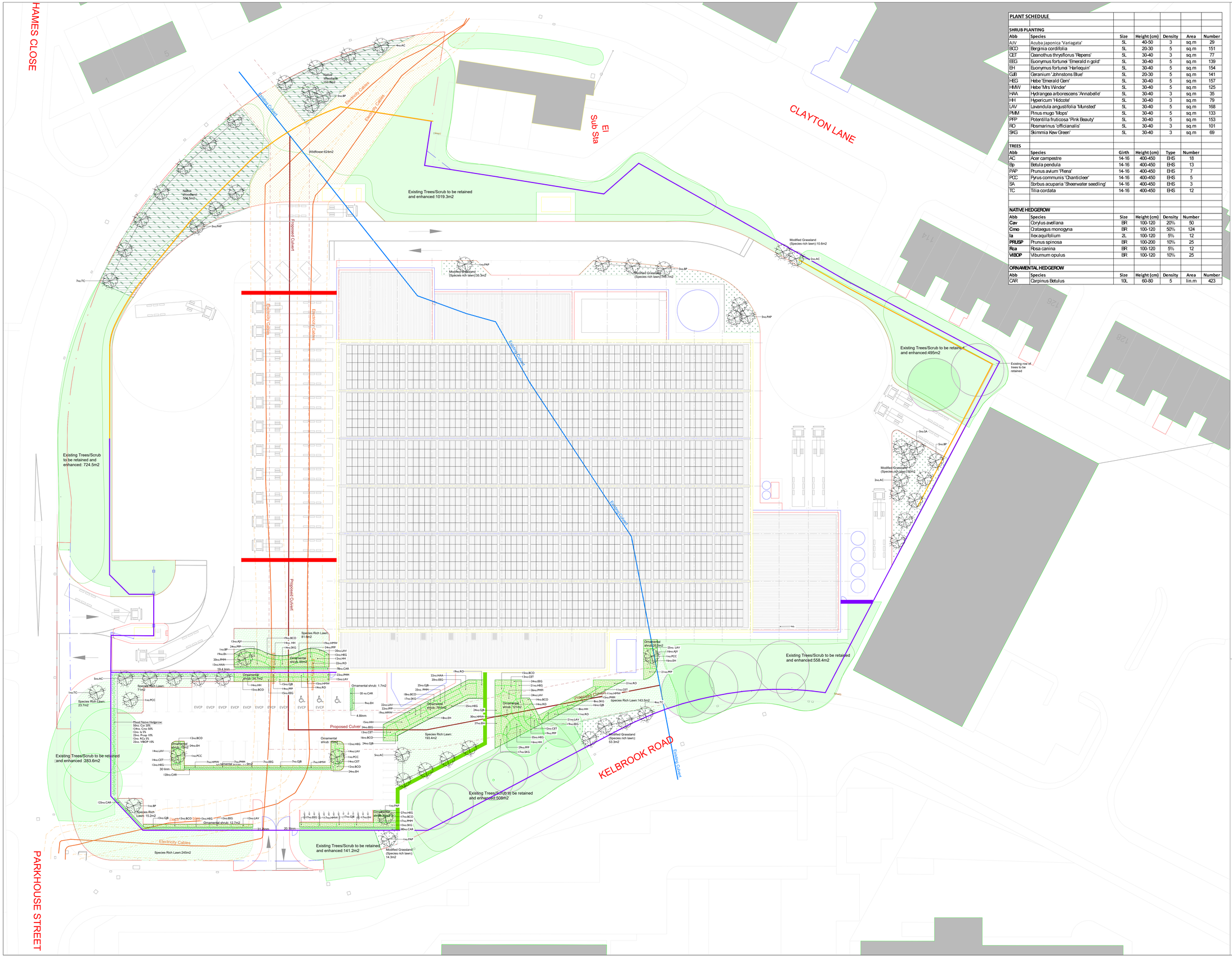
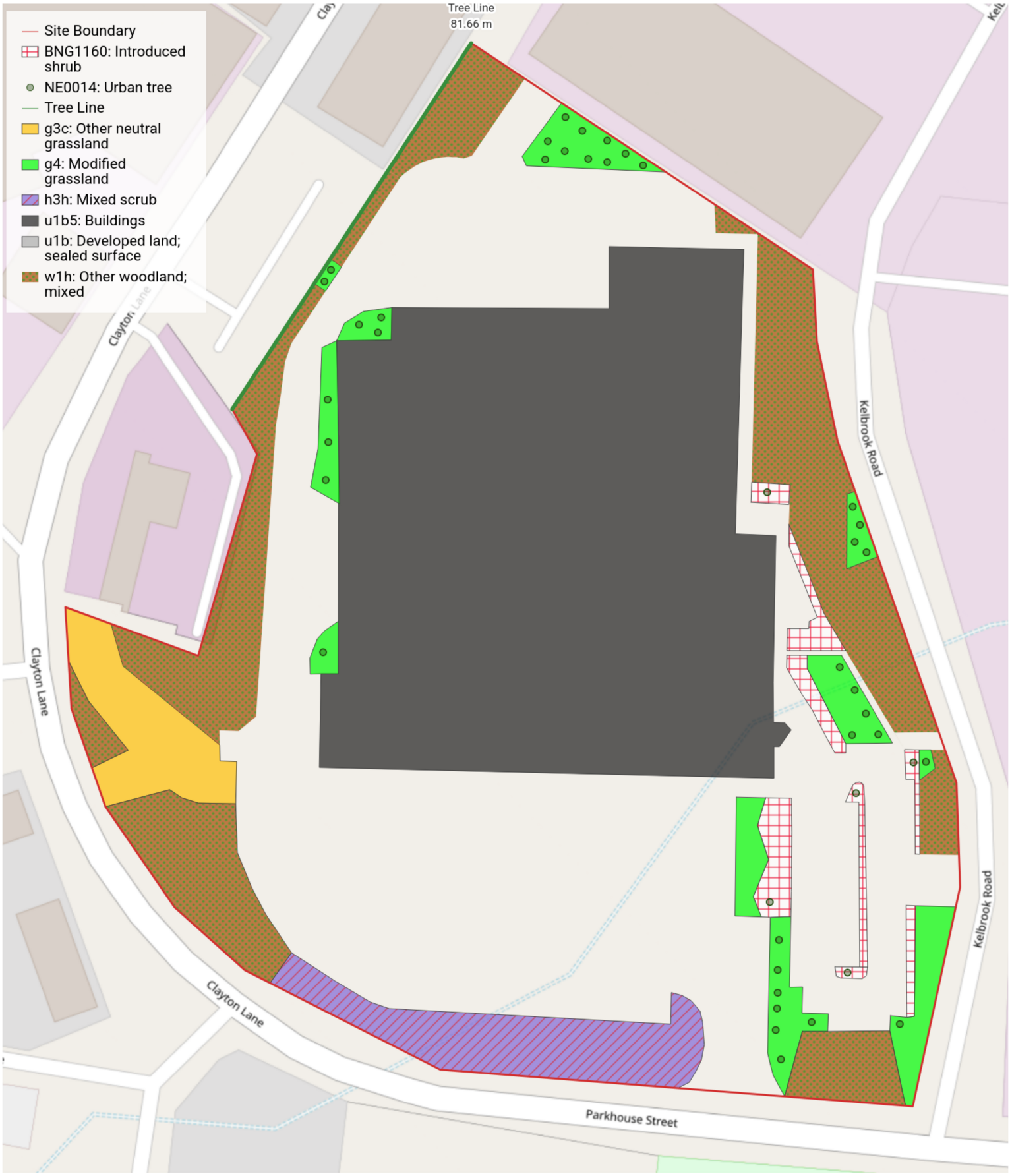
APPENDIX B

Proposed Landscape / Habitat Arrangement


HAMES CLOSE
CLAYTON LANE
KELBROOK ROAD
PARKHOUSE STREET
El Sub Sta
Existing Culvert
Proposed Culvert
Electricity Cables
Existing Trees/Scrub to be retained and enhanced:1019.3m2
Existing Trees/Scrub to be retained and enhanced:495m2
Existing Trees/Scrub to be retained and enhanced:558.4m2
Existing Trees/Scrub to be retained and enhanced:508m2
Existing Trees/Scrub to be retained and enhanced:141.2m2
Existing Trees/Scrub to be retained and enhanced: 724.5m2
Existing Trees/Scrub to be retained and enhanced: 283.6m2
Existing row of trees to be retained
Modified Grassland (Species rich lawn):10.6m2
Modified Grassland (Species rich lawn):55.3m2
Modified Grassland (Species rich lawn):145.7m2
Modified Grassland (Species rich lawn):180m2
Modified Grassland (Species rich lawn):53.3m2
Modified Grassland (Species rich lawn):14.3m2
Species Rich Lawn: 193.4m2
Species Rich Lawn:143.5m2
Species Rich Lawn: 81.6m2
Species Rich Lawn: 77m2
Species Rich Lawn: 23.7m2
Species Rich Lawn: 15.2m2
Species Rich Lawn:245m2
Native Woodland: 153.8m2
Native Woodland: 356.5m2
Wildflower:624m2
Mixed Native Hedgerow
Ornamental shrub: 12.7m2
Ornamental shrub: 60m2
Ornamental shrub: 34.7m2
Ornamental shrub: 1.7m2
Ornamental shrub: 192.5m2
Ornamental shrub: 121m2
Ornamental shrub: 20.3m2
Ornamental shrub: 11.8m2
Ornamental shrub: 1.8m2
Ornamental shrub: 19.4m2
Ornamental shrub: 1.8m2
Ornamental shrub: 1.8m2
Ornamental shrub: 1.8

Sheldons Bakery - UKHab Post Intervention (indicative)

Land App



Produced on Land App, Mar 18, 2026.
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20 m
Scale 1:931 (at A4)

N

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APPENDIX C

UKHAB Baseline Habitat Conditions

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	**Survey date and Surveyor name**	3rd August 2023
Limitations (if applicable)	None	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ87689773	**Habitat parcel reference**	N/A
Habitat Description			
Unmanaged amenity grassland of poor grass species diversity. The grassland has been colonised to various degrees by ephemeral and short perennial species, and scrub has encroached widely and especially in the northern end of the site.			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these 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 m^2 (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.	N	
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 vertebrates and invertebrates to live and breed.	N	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	

		Essential criterion achieved (Yes or No)	No
		Number of criteria passed	4
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	

Suggested enhancement interventions to improve condition score

Habitat will be lost to the proposed scheme.

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

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

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

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

Condition Sheet: LINE OF TREES Habitat Type

Habitat Types

Line of trees
Line of trees – associated with bank or ditch
Ecologically valuable line of trees
Ecologically valuable line of trees – associated with bank or ditch

Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an urban setting. You should only use this Line of trees condition assessment and record this habitat type in rural locations.

Habitat Description

See the Statutory Biodiversity Metric User Guide.
This assessment is based on the Hedgerow Survey Handbook[1]. For further clarifications please refer to the Handbook.
Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	**Survey date and Surveyor name**	3rd August 2023
Limitations (if applicable)	None	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ87689773	**Habitat parcel reference**	N/A

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	At least 70% of trees are native species.	Y	
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.	Y	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2].	N	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	
		Number of criteria passed	

Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	✓
Passes 2 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

If retained, prepare a Tree/Woodland Management Plan.
Footnotes

Condition Sheet: SPARSELY VEGETATED LAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Sparsely vegetated land - Inland rock outcrop and scree habitats
Sparsely vegetated land - Other inland rock and scree

Habitat Description

A large strip of tall ruderal vegetation runs along the southern margin of the site.

ukhab – UK Habitat Classification			
On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	**Survey date and Surveyor name**	3rd August, 2023
Limitations (if applicable)	None	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ87689773	**Habitat parcel reference**	N/A

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The parcel represents a good example of its specific sparsely vegetated habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with characteristic indicator species consistently present.[1]	Y	
B	The cover of bracken *Pteridium aquilinum* , scrub and trees is less than 25%.	Y	
C	There is an absence of invasive non-native plant species[2] (as listed on Schedule 9 of WCA[3]) and species indicative of suboptimal condition[4] make up less than 5% of vegetated ground cover.	Y	
D	Vegetation cover of vascular and non-vascular plants is between 5 and 50%.	N	Vegetation cover is 90-100%
		Number of criteria passed	3

Condition Assessment Result (out of 4 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 4 criteria	Good (3)	
Passes 3 criteria	Moderate (2)	✓
Passes 2 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Habitat is likely to be lost to the proposed scheme.

Footnotes

Condition Sheet: SCRUB Habitat Type

Habitat Types

Heathland and shrub - Blackthorn scrub
Heathland and shrub - Gorse scrub
Heathland and shrub - Hawthorn scrub
Heathland and shrub - Hazel scrub
Heathland and shrub - Mixed scrub
Heathland and shrub - Dunes with sea buckthorn (H2160)
Heathland and shrub - Willow scrub

Habitat Description

Scrub has naturally colonised and established across the site. Bramble is dominant around the grassland margins. Thickets of tree scrub (alder, willow and hawthorn) are scattered across the site.

For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	**Survey date and Surveyor name**	3rd August 2023
Limitations (if applicable)	None	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ87689773	**Habitat parcel reference**	N/A

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana* , common juniper *Juniperus communis* , sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens* , which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
		Number of criteria passed	
Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			
Habitat will be lost to the proposed scheme.			

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

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

Mature and semi-mature broadleaved trees including a wide variety of species; willow, ash, sycamore, alder, hawthorn and oak.

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.

On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	**Survey date and Surveyor name**	3rd August 2023
Limitations (if applicable)	None	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ87689773	**Habitat parcel reference**	N/A

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.	2	
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% 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 *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	1	Japanese knotweed present.
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.	3	
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].	3	

F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	2	
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	2	
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1	
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	2	
				Total Score (out of a possible 39)	27	

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	Moderate
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score

Habitat will be lost to the proposed scheme.

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APPENDIX D

UKHAB Post-Intervention Habitat Condition Targets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

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) [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

On-site or off-site, site name and location	Sheldon's Bakery	**Survey date and Surveyor name**	Russell Grey
Limitations (if applicable)	None	**Survey reference (if relating to a wider survey)**	n/a
Grid reference		**Habitat parcel reference**	

Habitat Description

This is a TARGET condition assessmentm to illustrate how the retained/enhanced modified grassland on-site will achieve Other Neutral Grassland in at least a Moderate Condition.

ukhab – UK Habitat Classification

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	Existing modified grassland - frequent cut/collect in Year 1. Over-seeding of wildflower mix in Year 2. Subsequent cut/collect annually. Undesireable species will be hand-pulled or spot-treated.
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.	Yes	If sward does not naturally develop sward variation, then rotational cutting regimes will be implemented to achieve this.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Yes	Areas of bare ground will be over-seeded if they appears.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	Bracken is currently absent and will be removed if identified post-development.
E	Combined cover of species indicative of suboptimal condition[3] 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[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Yes	Management will follow a conservation regime to be detailed in a HMMP. INNS are currently absent and will be eradicated if found post-development.

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 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	Yes	Combination of existing sward and over-seeding will deliver at least 10 vascular plants per m2.
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	Yes	Yes
	Number of criteria passed	6	Yes

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
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)	Yes
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)	

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* . There may be additional relevant species local to the region and or site.

Footnote 4 – 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 5 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub **Heathland and shrub - Gorse scrub** **Heathland and shrub - Hawthorn scrub** **Heathland and shrub - Hazel scrub** **Heathland and shrub - Mixed scrub** **Heathland and shrub - Dunes with sea buckthorn (H2160)** **Heathland and shrub - Willow scrub**			
Habitat Description			
This is a TARGET condition assessmentm to illustrate how the retained/enhanced scrub on-site will be managed to achieve a Good Condition. The baseline condition was Moderate, failing Criterion B and E.			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	Sheldon's Bakery	**Survey date and Surveyor name**	Russell Grey
Limitations (if applicable)	None	**Survey reference (if relating to a wider survey)**	n/a
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana* , common juniper *Juniperus communis* , sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens* , which can be up to 100% cover).	Yes	As per baseline condition.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Yes	Scrub will be subject to rotational strimming to create open areas where seedings, saplings and young scrub can develop. Approximately 25% of the scrub will be left to mature.
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Yes	As per baseline condition.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	As per baseline condition.

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	Rotational strimming regime to be specified in HMMP, to create open areas covering ~25% of the total area.
		Number of criteria passed	5

Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 criteria	Good (3)	Yes
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

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

This is a TARGET condition assessmentm to illustrate how the retained/enhanced woodland on-site will achieve a Good Condition. Baseline condition was Moderate.

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.

On-site or off-site, site name and location	Sheldon's Bakery	**Survey date and Surveyor name**	Russell Grey
Limitations (if applicable)	None	**Survey reference (if relating to a wider survey)**	n/a
Grid reference		**Habitat parcel reference**	

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.	3	Retain existing mature trees. Plant new young trees. Increase the number of age-classes.
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	As per baseline
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	Japanese knotweed to be eradicated.
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.	3	As per baseline
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].	3	As per baseline

F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3	Woodland is <10ha = Good.
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	3	Woodland management as per HMMP to promote areas of regen.
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	As per baseline
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	2	As per baseline
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	As per baseline
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	As per baseline
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	3	All deadwood will be retained. Volume of deadwood will increase as a result of management activities, e.g. coppicing.
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	3	Over time, nutrient enrichment levels will decrease with appropriate management.
				Total Score (out of a possible 39)	35	

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	Good
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score

HMMP will define a woodland management strategy that builds on the existing baseline score of Moderate. The target is to add 8 to the baseline score. Only 6 are needed to reach Good Condition.