

Biodiversity Net Gain Assessment

August 2026

Project Reference: PR-0272-24

Land at The Former Bandstand

1077 Hyde Road

Gorton

M18 7LJ

National Grid Reference: SJ 8935 9595



Land at the Former Bandstand, 1077 Hyde Road, Gorton, M18 7LJ
Biodiversity Net Gain Assessment

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Executive Summary

As part of a proposed planning application with Manchester City Council land at the former Bandstand in Gorton, Tyrer Ecological Consultants Ltd were commissioned by Atelier.MB to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) carried out at the site in August 2024, which identified, mapped and assessed the habitats present within the red line boundary. Proposals include the erection of a residential development.

Based on the landscaping proposals, the scheme will result in a **-58.95% net-loss in Habitat units** and a **28.53% net-gain in Hedgerow units**.

In terms of specific unit changes, the metric output indicates a **loss of 1.66 Habitat units** and a **gain of 0.03 Hedgerow units**.

In addition, **the trading rules are not satisfied for the scheme**, based on the loss of other neutral grassland, mixed scrub, individual trees, and other broadleaved woodland not being adequately offset.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-1.66
	<i>Hedgerow units</i>	0.03
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-58.95%
	<i>Hedgerow units</i>	28.53%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the applicant and ecological consultant and represents an improvement in terms of habitat units relative to the original design.

If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

The 'Medium' distinctiveness created habitats (i.e. the mixed scrub and individual trees) are considered significant, and as such they will require a Habitat Management and Monitoring Plan (HMMP), detailing management prescriptions for the 30-year period.

Next steps

To ensure that the scheme achieves a 10% net gain and meets trading rules, habitat units will need to be purchased from an off-site habitat bank / provider

See [Section 9.0](#) for further details.

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1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Manchester City Council land at the former Bandstand in Gorton, Tyrer Ecological Consultants Ltd were commissioned by Atelier.MB to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) carried out at the site in August 2024, which identified, mapped and assessed the habitats present within the red line boundary.
- 1.2 Proposals include the erection of a residential development. See **Figure 1.1** below for a proposed outline landscape plan.



Figure 1.1 – Proposed outline landscape plan (©Atelier.MB)

- 1.3 This BNG Assessment relies on information gathered during the PEA and site survey as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).
- 1.4 This assessment uses 'The Statutory Biodiversity Metric Calculation Tool' (as published on 3rd July 2025) as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial

National Policy

- 1.5 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12th February 2024 for Major developments and 2nd April for minor developments, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

- 1.6 The Act is supported by secondary legislation, consisting of six statutory instruments¹ laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024,
 - The Biodiversity Gain Site Register Regulations 2024,
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024,
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024,
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024,
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.
- 1.7 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - National Planning Policy Framework (NPPF) (as revised in August 2026),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

- 1.8 This national policy mandating Biodiversity Net Gain is reflected in 'Places for Everyone²', a long-term joint development plan for nine Greater Manchester districts including Manchester City Council (see **Table 1.1** below):

Table 1.1 – Relevant policy

Title	Summary
Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity	Development will be expected to follow the mitigation hierarchy, avoid fragmenting or severing connectivity between habitats, achieve a net gain of at least 10%, and make provision for management of habitats and features connected to the development.

¹ See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

² See: <https://greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf>

2.0 The Statutory Biodiversity Metric Calculation Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Calculation Tool was completed by the following assessor (see **Table 2.1** below):

Table 2.1 – BNG Assessor credentials

Name	Description of most relevant credentials
Mr. H. Mulligan ACIEEM	• Senior Ecologist & BNG Lead with 4 years of professional training and experience, • MBiolSci in Biological Sciences (Zoology), • Received in-house training from Senior Ecologists as well as attended external webinars and training courses in application of the Metric, • FISC Level 4 Botanist, • Undertaken a large number of BNG assessments, utilising both the SSM Beta's and full BNG tool, v3.0, v3.1, v4.0 & Statutory.

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (Defra, June 2026) covered in the most recent User Guide³ (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁴, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **ISEP** (Institute of Sustainability & Environmental Professionals, formerly IEMA).
- 2.4 It is a legal requirement that the four BNG Rules are met, whilst the nine BNG Principles provide guidance for application of use.

³ See:

https://assets.publishing.service.gov.uk/media/6a1d98e9c7335e2ca6daadd5/The_Statutory_Biodiversity_Metric_-_User_Guide_-_June_2026.pdf

⁴ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2.3 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: • maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and • ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2026, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **Atelier.MB** (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024),
 - **Atelier.MB** (Ref.: SK(921)) – Proposed Option 2d (October 2025).
- 2.8 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Mr. H. Mulligan, as well as with other senior consultants within the company.

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Point 2.7**); therefore, Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; nonetheless, the reader should be aware that these discrepancies can occur.
- 3.5 Based upon the site visit and historic satellite imagery, it is evident that habitat degradation has taken place at the site. Whilst this is accepted as a constraint, the pre-degradation character and condition of the cleared habitat have been inferred from satellite imagery and information gathered from the site visit, with a precautionary approach taken where unclear. See **Section 5.0** for further information.
- 3.6 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Baseline Strategic Significance & Irreplaceable Habitats

- 4.1 As stated within the BNG User Guide, where a Local Nature Recovery Strategy (LNRS) has been published, as is the case in Greater Manchester, the baseline strategic significance values for habitat parcels in that area should always be scored as low. As such, all habitats within the site have been assigned 'Area/compensation not in local strategy/no local strategy' at the baseline.
- 4.2 The site was not host to any irreplaceable habitats outlined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, as evidenced in the Preliminary Ecological Appraisal (PEA) undertaken by Tyrer Ecological Consultants in August 2024.

5.0 Habitat Degradation

- 5.1 Based upon satellite imagery, habitat degradation appears to have taken place since the relevant date of 30th January 2020; between April 2022 and the site survey in August 2024 six trees were felled onsite, indicated by stumps present during the survey, with these trees evidently felled recently, and this does not appear to have been done as part of a granted planning application (see **Figures 5.1 – 5.2**).



Figure 5.1 – Aerial imagery of site in April 2022 with trees present prior to clearance (© Google Earth Pro)



Figure 5.2 – Imagery of site taken in August 2024 indicating felled trees

- 5.2 As such, the baseline value of these trees has been entered in their pre-degradation value. Based upon the size of the stumps, the trees were evidently small-sized (DBH between 7.5 and 30cm), and were not mature, and thus would not meet criterion C of the condition assessment criteria. However, no other criteria can be conclusively ruled out, meaning the trees meet five out of six criteria and thus meet 'Good' condition.

6.0 Habitat Survey with Metric

Baseline Habitats

- 6.1 The reader is referred to the Statutory Biodiversity Metric Calculation Tool (hereafter referred to as the Metric)⁵, which will accompany this report when issued and should be read in conjunction with this section. See **Tables 6.1 – 6.2 & Figure 6.1** below for **baseline habitat information** as extracted from the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis, as well as the **External Appendices** – PEA for further habitat information.

Table 6.1 – Baseline Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 g3c Other neutral grassland	0.0264	Moderate	The bank along the southern boundary of the site is comprised of a neutral grassland.	0.21
Habitat Ref.: 2 h3h Mixed scrub	0.0241	Poor	The south-eastern boundary of the site is comprised of a native, mixed species scrub, likely succeeding toward the woodland that it borders to the north featuring a variety of species.	0.10
Habitat Ref.: 3 u1 847 Introduced shrub	0.0654	N/A	Various areas throughout the site are comprised of introduced, non-native shrubbery. At the south of the site, small patches of planted non-native species are present, while a large patch to the north of the site has become overgrown with butterfly-bush (<i>Buddleja x davidii</i>).	0.13
Habitat Ref.: 4 u1b5 Buildings Metric: <i>Developed land; sealed surface</i>	0.0474	N/A	A number of semi-permanent buildings are present at the south of the site, in use by a car rental company.	0.00

⁵This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 5 u1b6 Other developed land Metric: <i>Developed land; sealed surface</i>	0.1808	N/A	Areas of hardstanding at the south of the site in use by the business, largely absent of vegetation.	0.00
Habitat Ref.: 6 u1f Sparsely vegetated urban land Metric: <i>Vacant or derelict land</i>	0.2044	Moderate	The north of the site, formerly covered by the bar which burned down, has now become overgrown by ruderal and successional vegetation due to neglect.	0.82
Habitat Ref.: 7 w1g Other broadleaved woodland	0.0980	Poor	Much of the western and eastern boundaries of the site are covered in plantation woodland, with a variety of species present.	0.39
Habitat Ref.: 8 Individual trees Urban tree	0.0774	Good	Two individual trees that meet 'Good' condition are currently present onsite, a medium (DBH between 30cm and 60cm) wild cherry (<i>Prunus avium</i>) (T1) and a large (BDH between 60cm and 90cm) sycamore (<i>Acer pseudoplatanus</i>) (T2) both along the eastern boundary. In addition, six small trees (demarcated as F) felled prior to the survey as per Section 5.0 .	0.93
Habitat Ref.: 9 Individual trees Urban tree	0.0285	Moderate	Four individual trees that meet 'Moderate' condition are present onsite, including a small sycamore (T3), a small horse-chestnut (<i>Aesculus hippocastanum</i>) (T4), a medium non-native whitebeam (<i>Sorbus</i> sp.) (T5) and a small wild cherry (T6).	0.23
Habitat Ref.: 10 Individual trees Urban tree	0.0041	Poor	One individual non-native whitebeam in 'Poor' condition is present within the neutral grassland at the south of the site, denoted as T7.	0.02
Total Habitat Area (excl. urban trees)	0.65		Total Habitat Units (incl. urban trees)	2.82

Table 6.2 – Baseline Hedgerow information for Linear habitats

Hedgerow Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
Hedge Ref.: 1 h2a6 Other native hedgerow	0.0154	Moderate	A short stretch of hedgerow comprised entirely of dogwood (<i>Cornus sanguinea</i>) is present to the north-east of the neutral grassland patch.	0.06
Hedge Ref.: 2 h2b Non-native and ornamental hedgerow	0.0470	Poor	The hedgerow above borders a hedgerow comprised entirely of Portuguese laurel (<i>Prunus lusitanica</i>) to the west.	0.05
Total Hedgerow Length	0.06		Total Hedgerow Units	0.11

Proposals

- 6.3 The proposals are understood to involve the erection of a residential development. The majority of habitats onsite will be lost to facilitate this, though the edge of the woodland and several individual trees will be retained around the site boundary.
- 6.4 Refer to **Figures 6.1 – 6.2** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

Post-Development Habitats

- 6.5 The reader is again referred to the Metric, see **Tables 6.3 – 6.4** for **post-development habitat information** as provided to the author and extracted from the Metric.

Table 6.3 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 3 u1 847 Introduced shrub <u>Retained</u>	0.0005	N/A	A small parcel of ornamental shrub at the south-western corner of the site to be retained as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024).	0.00⁶

⁶ Though this habitat is given a unit value, habitat units are rounded to two decimal places within the metric, and so given its small size this parcel's output has rounded down to 0.00

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 7 w1g Other broadleaved woodland <u>Retained</u>	0.0398	Poor	Portions of the woodland boundary to be retained within rear garden spaces, as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024). Whilst now falling under private ownership generally means that the condition cannot be maintained, given that it is already in poor condition, the reduction in several condition assessment criteria does not reduce the overall condition of the woodland, as it is already at the lowest level, and thus it can be considered to be retained.	0.16
Habitat Ref.: 8 Individual trees Urban tree <u>Retained</u>	0.0529	Good	Both of the remaining individual trees that meet 'Good' condition T1 and T2, will be retained at the edge of the site boundary as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024), lying beyond the perimeter fencing and thus outside of private garden space.	0.63
Habitat Ref.: 9 Individual trees Urban tree <u>Degraded</u>	0.0204	Poor	Two of the individual trees that meet 'Moderate' condition, T3 and T5, will be retained at the edge of the site boundary as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024), though will now fall within private garden spaces. Given that their condition cannot be maintained, their condition has precautionarily been reduced to 'Poor' in line with BNG guidance. As the Metric does not allow trees to be retained and reduced to a lesser condition, per guidelines these trees have been input as a created habitat, but created 30+ years in advance.	0.08
Habitat Ref.: 11 h3h Mixed scrub <u>Created</u>	0.0059	Poor	A small area of 'Mixed native shrubs' to the south-east of the site as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024). Whilst the landscaping plan states the scrub will be in 'Good' condition, given the small size of the parcel only 'Poor' condition is considered achievable.	0.02

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 12 u1 828 Vegetated garden <u>Created</u>	0.1275	N/A	Private garden spaces for the new dwellings created throughout the site as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024).	0.25
Habitat Ref.: 13 u1b5 Buildings <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.1924	N/A	The new dwellings to be built throughout the site, as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024).	0.00
Habitat Ref.: 14 u1b6 Other developed land <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.2819	N/A	New areas of sealed hardstanding throughout the site acting as access and parking, as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024).	0.00
Habitat Ref.: 15 Individual trees Urban tree <u>Created</u>	0.0041	Moderate	A single tree is to be planted outside of private garden spaces onsite, within the mixed scrub parcel as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024). It is understood that a native species will be utilised.	0.01
Total Habitat Area (excl. urban trees)	0.65		Total Habitat Units (incl. urban trees)	1.16

Table 6.4 – Post-development Hedgerow information for Linear habitats

Hedgerow Type	Length (kilometres)	Condition	Assessor comments	Hedgerow Units
Hedge Ref: 3 h2a6 Other native hedgerow <u>Created</u>	0.0417	Moderate	A new native hedgerow to be planted bordering the mixed scrub parcel at the south-east of the site as per Atelier.MB (Ref.: P(903) Rev.: B) – Proposed Outline Landscaping Plan (April 2024). This falls beyond the perimeter fencing, thus will not form a functional part of the scrub,	0.14
Total Hedgerow Length	0.03		Total Hedgerow Units	0.14

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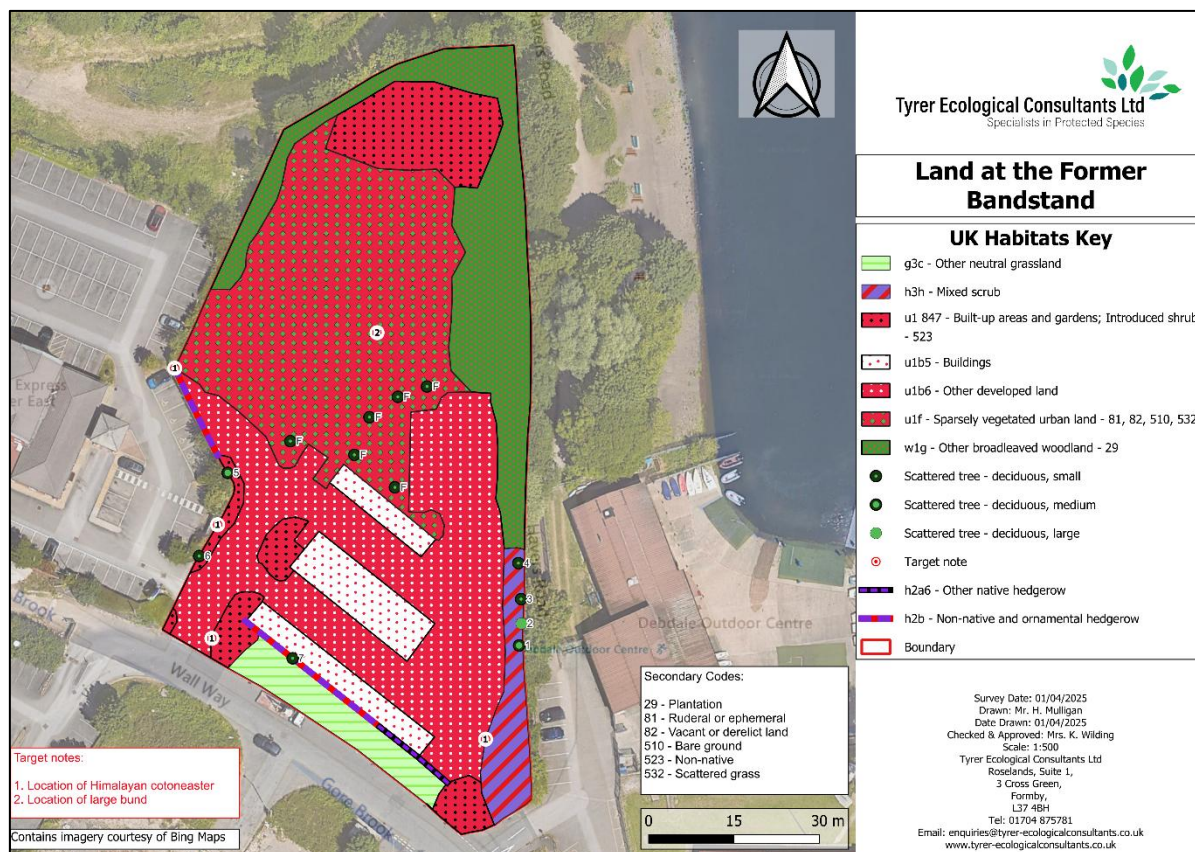


Figure 6.1 – Baseline UK Habitats Map

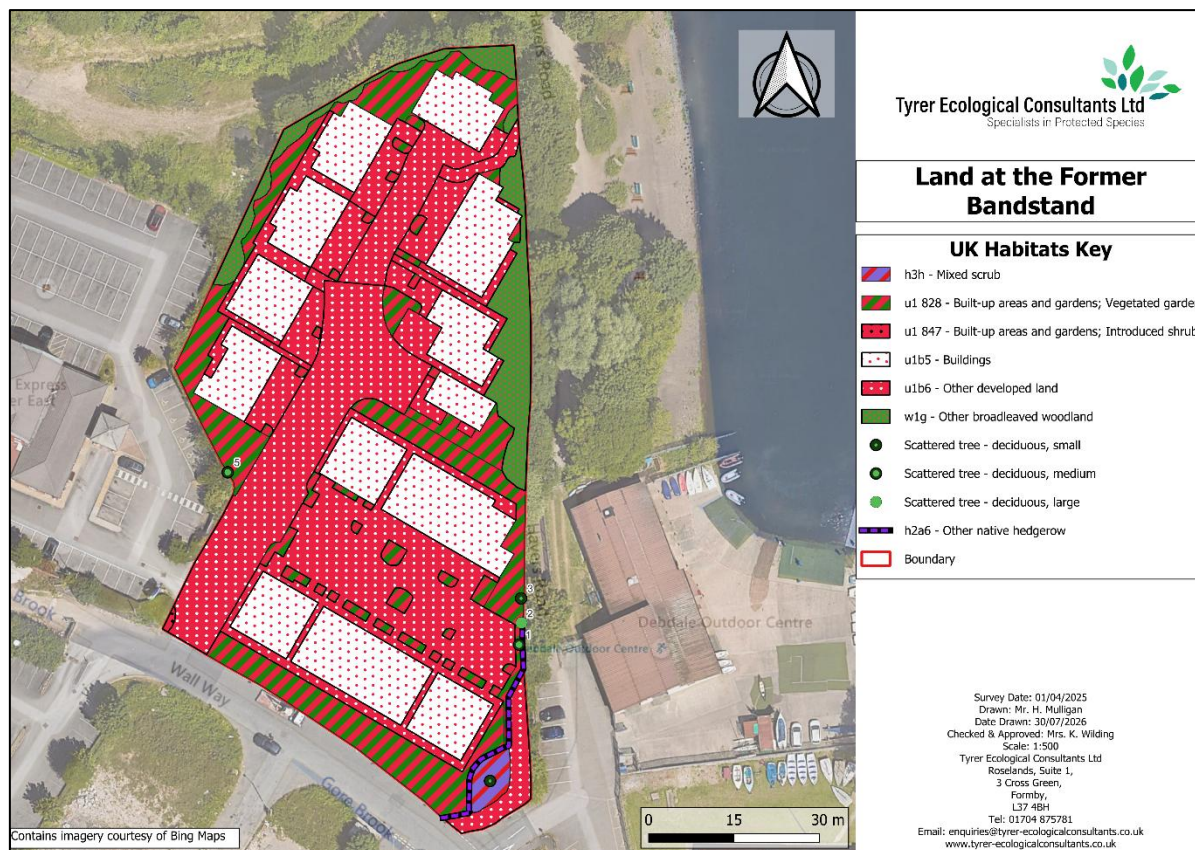


Figure 6.2 – Post-development UK Habitats Map

7.0 Post-development Strategic Significance

- 7.1 The Greater Manchester Nature Network Map⁷ was accessed and used to assess the post-development strategic significance of the site in relation to the Manchester LNRS; based upon this, much of the site falls within an area designated as 'Waterbodies - Expand, create or restore waterside habitats for connection', with the recommendation for this area being 'Expansion, creation or restoration of a variety of waterside habitats, including woodlands, wetlands and meadows, where they will better connect existing habitats'. However, given that the only semi-natural habitats to be created or enhanced within the designated areas are mixed scrub and the native hedgerow, both of which will be isolated from wider semi-natural habitats, with all other habitats created being urban habitat types, and the woodland only to be retained, no habitats are considered to meet this priority. As such, each of the other habitats onsite post-development have been entered as 'Area/compensation not in local strategy/no local strategy'.

⁷ See: <https://storymaps.arcgis.com/stories/8515e56d91a64fb3bae39e58ded10fb5>

8.0 Significant Enhancements

- 8.1 The mixed scrub and individual tree to be created within the red line boundary are medium distinctiveness habitats, and as such will require a Habitat Management and Monitoring Plan (HMMP). All other habitats to be created are low distinctiveness habitats, and thus will not.

9.0 Conclusions

- 9.1 Based on the landscaping proposals, the scheme will result in a **-58.95% net-loss** in **Habitat units** and a **28.53% net-gain** in **Hedgerow units**.
- 9.2 In terms of specific unit changes, the metric output indicates a **loss** of **1.66 Habitat units** and a **gain** of **0.03 Hedgerow units**.
- 9.3 In addition, **the trading rules are not satisfied for the scheme**, based on the loss of other neutral grassland, mixed scrub, individual trees, and other broadleaved woodland not being adequately offset.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-1.66
	<i>Hedgerow units</i>	0.03
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-58.95%
	<i>Hedgerow units</i>	28.53%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 9.1 – Headline results summary outputted by the Statutory Biodiversity Metric Calculation Tool

- 9.5 Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the applicant and ecological consultant, and represents an improvement in terms of habitat units relative to the original design.
- 9.6 If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.
- 9.7 BNG guidance provides a comprehensive framework for the sequential usage of the mitigation hierarchy. If a net-gain is not achievable on site, as is the case at Gorton Bandstand, then the next preferred step is to carry out enhancement on land in proximity to the red line boundary. However, the applicant has indicated that they do not own any suitable land for this use.
- 9.8 In addition, it is not considered feasible to achieve any further habitat units on-site to achieve a 10% net gain in habitat units, with limited scope within the project to increase planting or add more semi-natural areas.
- 9.9 The applicant has therefore indicated that the preferential option for the scheme would be to utilise an offsite habitat bank / provider to make up the unit shortfall, to ensure that the proposals achieve a 10% gain in Habitat units alongside the already projected gain in Hedgerow units and meet the trading rules.

Next Steps (On-site)

- 9.10 In line with national policy, should planning permission be granted the mixed scrub and individual trees to be created will require an HMMP as outlined in Section 8.0, detailing management prescriptions for a 30-year period. This will be subject to a planning obligation, such as a Section 106 agreement between the applicant and the Local Planning Authority (LPA), to secure the habitats for the required 30 years.
- 9.11 A suitably qualified ecologist is required to undertake scheduled monitoring of the created and enhanced habitats to inform ongoing maintenance for this period; these interim reports will be submitted to the LPA for review (the timings of which will be determined as part of the HMMP). This process ensures compliance with biodiversity commitments. Additional survey and monitoring fees will apply for ongoing assessments and LPA oversight throughout the 30-year period.
- 9.12 To ensure that no degradation will occur to the retained medium distinctiveness habitat, namely the broadleaved woodland on-site, a Construction Environmental Management Plan (CEMP) or Arboricultural report detailing the relevant root protection zones should be produced, and should be included as part of the aforementioned HMMP.
- 9.13 Once the above has been completed, the applicant / agent should submit the completed biodiversity gain plan and HMMP secured for 30 years, as evidenced by any legal agreements (if required) for the required on-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

Next Steps (Habitat Bank)

- 9.14 Upon the granting of planning permission the applicant will purchase habitat units from a suitable habitat bank to achieve the required 10% net gain and meet the trading rules; units will be sourced from within the same Local Planning Authority (Manchester City Council) or National Character Area (Manchester Conurbation) where available, however habitat banks from neighbouring LPAs or NCAs may be utilised where required.
- 9.15 These units will be secured subject to a planning obligation such as a Section 106 agreement between the unit provider and local planning authority.
- 9.16 The applicant should be aware that either the unit provider or themselves (with the unit provider's permission) must apply to record the allocation of the biodiversity units to the development on the biodiversity gain sites register.
- 9.17 If the biodiversity gain site is not yet registered, the applicant can either:
- Wait for the provider to register the site and then apply to record the allocation of gains to the development, or;
 - Apply to record the allocation of gains to the development at the same time as applying to register the site.

The allocation of any off-site biodiversity gains to a development will need to be recorded **before the LPA can approve any biodiversity gain plan**.

- 9.18 It will be the responsibility of the unit provider to ensure that the biodiversity commitments in relation to BNG are met in relation to the application and the correct habitat monitoring and maintenance takes place in order to achieve the forecast outcome in the metric over the 30-year period.

- 9.19 Once the above has been completed, the applicant should submit the completed biodiversity gain plan, inclusive of the biodiversity net gain register reference number, as well as details of the legal agreement to secure the land and HMMP for 30 years for off-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

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Appendix I: Condition Assessment Tables

Baseline

Condition Assessment Score – Grassland (Medium – Very High) (Habitat Ref.: 1)

Condition Assessment Criteria		Habitat Reference
		1
		Criterion passed (Y/N)
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. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y
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.	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N
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%.	Y
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y
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. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N
Total Score		3
Essential criterion for Good condition achieved (for non-acid grassland)		N
Condition Assessment Result		Condition Assessment Score
Non-acid grassland Types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good
Passes 3 - 5 criteria, including essential criterion A.		Moderate
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor

Condition Assessment Score – Heathland and shrub (Habitat Ref.: 2)

Condition Assessment Criteria		Habitat Reference
		2
		Criterion passed (Y/N)
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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	N
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
Number of criteria passed		2
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor
		Y

Condition Assessment Score – Urban (Habitat Ref.: 6)

Condition Assessment Criteria		Habitat Reference	
		1	
		Criterion passed (Y/N)	
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	N	
Total Score		2	
Condition Assessment Result		Condition Assessment Score	
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate	Y
• Passes 0 or 1 of 3 core criteria.		Poor	

Condition Assessment Score – Woodland (Habitat Ref.: 7)

Condition Assessment Criteria					Habitat Reference
					7
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved
A	Age distribution of trees	Three age classes present	Two age classes present	One age class present	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3
C	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	1
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	2
E	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	2
F	Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	3
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	2
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high-risk pest or disease present	2
I	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	1

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Condition Assessment Criteria					Habitat Reference
					7
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	1
K	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	2
Total Score					24
Condition Assessment Result		Condition Assessment Score			
Total score >32 (33 to 39)		Good			
Total score 26 to 32		Moderate			
Total score <26 (13 to 25)		Poor			
					Y

Condition Assessment Score – Individual Trees (Habitat Refs.: 8 – 10)

Condition Assessment Criteria		Tree and Habitat References							
		T1 Hab Ref.: 8	T2 Hab Ref.: 8	T3 Hab Ref.: 9	T4 Hab Ref.: 9	T5 Hab Ref.: 9	T6 Hab Ref.: 9	T7 Hab Ref.: 10	TF Hab Ref.: 8
		Criterion Passed (Y/N)							
A	The tree is a native species (or at least 70% within the block are native species).	Y	N	N	N	N	Y	N	Y
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).	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	N	N	Y	N	N	N
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.	Y	Y	Y	Y	Y	Y	N	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	N	N	Y	N	N	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	N	N	Y	Y
Total Score		6	5	3	3	4	3	2	6
Condition Assessment Result		Condition Assessment Score							
Passes 5 or 6 criteria	Good	Y	Y	-	-	-	-	-	Y
Passes 3 or 4 criteria	Moderate	-	-	Y	Y	Y	Y		
Passes 2 or fewer criteria	Poor	-	-	-	-	-	-	Y	

Condition Assessment Score – Hedgerows (Hedge Ref.: 1)

Functional Group	Criteria	Description	Hedge Reference
			1 Criterion passed (Y/N)
A1 Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. 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). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y
A2 Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. 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).	N
B1 Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y
B2 Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). 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).	Y

Functional Group	Criteria	Description	Hedge Reference
			1 Criterion passed (Y/N)
C1 Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow 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.	N
C2 Nutrient-enriched 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</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N
D1 Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. 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 (for example, excessive hedgerow cutting).	N
Condition Assessment Result		Condition Assessment Score	
No more than 2 failures in total; AND No more than 1 failure in any functional group.		Good	
No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		Moderate	Y
Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		Poor	

Post-Development

Condition Assessment Score – Woodland (Habitat Ref.: 7)

Condition Assessment Criteria					Habitat Reference
					7
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved
A	Age distribution of trees	Three age classes present	Two age classes present	One age class present	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3
C	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	1
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	2
E	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	2
F	Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	1
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	2
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high-risk pest or disease present	2
I	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	1

Condition Assessment Criteria					Habitat Reference
					7
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score achieved
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	1
K	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	1
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	2
Total Score					21
Condition Assessment Result		Condition Assessment Score			
Total score >32 (33 to 39)		Good			
Total score 26 to 32		Moderate			
Total score <26 (13 to 25)		Poor			
					Y

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Condition Assessment Score – Individual Trees (Habitat Refs.: 8, 9 & 15)

Condition Assessment Criteria		Tree and Habitat References				
		T1 Hab Ref.: 8	T2 Hab Ref.: 8	T3 Hab Ref.: 9	T5 Hab Ref.: 9	New Hab Ref.: 15
		Criterion Passed (Y/N)				
A	The tree is a native species (or at least 70% within the block are native species).	Y	N	N	N	Y
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).	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	N	Y	N
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.	Y	Y	N	N	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	N	N	Y
Total Score		6	5	1	2	4
Condition Assessment Result		Condition Assessment Score				
Passes 5 or 6 criteria	Good	Y	Y			
Passes 3 or 4 criteria	Moderate	-	-	-	-	Y
Passes 2 or fewer criteria	Poor	-	-	Y	Y	

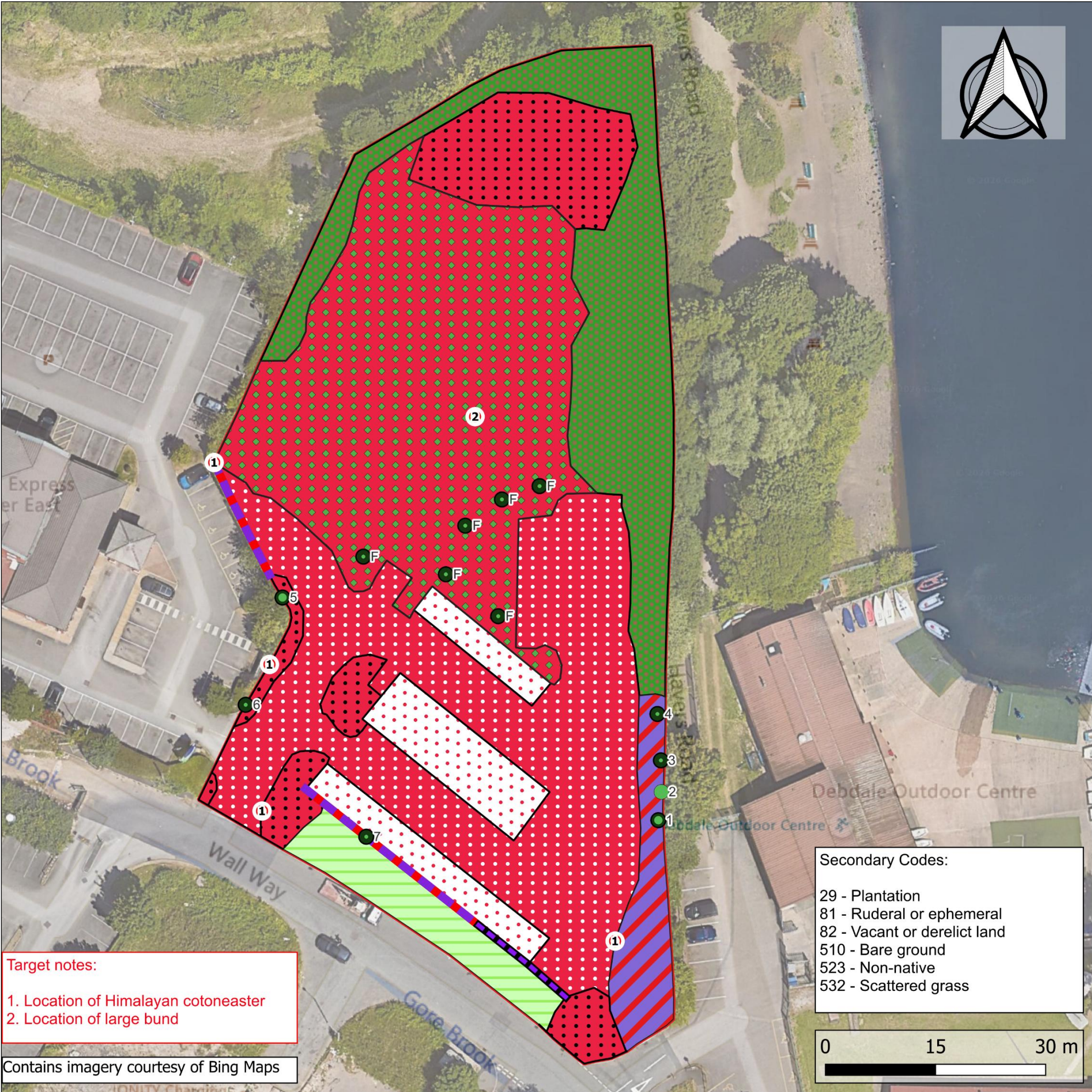
Condition Assessment Score – Heathland and shrub (Habitat Ref.: 11)

Condition Assessment Criteria		Habitat Reference
		11
		Criterion passed (Y/N)
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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition 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.	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
Number of criteria passed		2
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor
		Y

Condition Assessment Score – Hedgerows (Hedge Ref.: 3)

Functional Group	Criteria	Description	Hedge Reference
			3 Criterion passed (Y/N)
A1 Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. 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). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N
A2 Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. 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).	Y
B1 Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	N
B2 Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). 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).	Y

Functional Group	Criteria	Description	Hedge Reference
			3 Criterion passed (Y/N)
C1 Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow 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.	N
C2 Nutrient-enriched 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</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does 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 plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. 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 (for example, excessive hedgerow cutting).	N
Condition Assessment Result		Condition Assessment Score	
No more than 2 failures in total; AND No more than 1 failure in any functional group.		Good	
No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		Moderate	Y
Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		Poor	



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Specialists in Protected Species

Land at the Former Bandstand

UK Habitats Key

- g3c - Other neutral grassland
- h3h - Mixed scrub
- u1 847 - Built-up areas and gardens; Introduced shrub - 523
- u1b5 - Buildings
- u1b6 - Other developed land
- u1f - Sparsely vegetated urban land - 81, 82, 510, 532
- w1g - Other broadleaved woodland - 29
- Scattered tree - deciduous, small
- Scattered tree - deciduous, medium
- Scattered tree - deciduous, large
- Target note
- h2a6 - Other native hedgerow
- h2b - Non-native and ornamental hedgerow
- Boundary

Secondary Codes:

- 29 - Plantation
- 81 - Ruderal or ephemeral
- 82 - Vacant or derelict land
- 510 - Bare ground
- 523 - Non-native
- 532 - Scattered grass

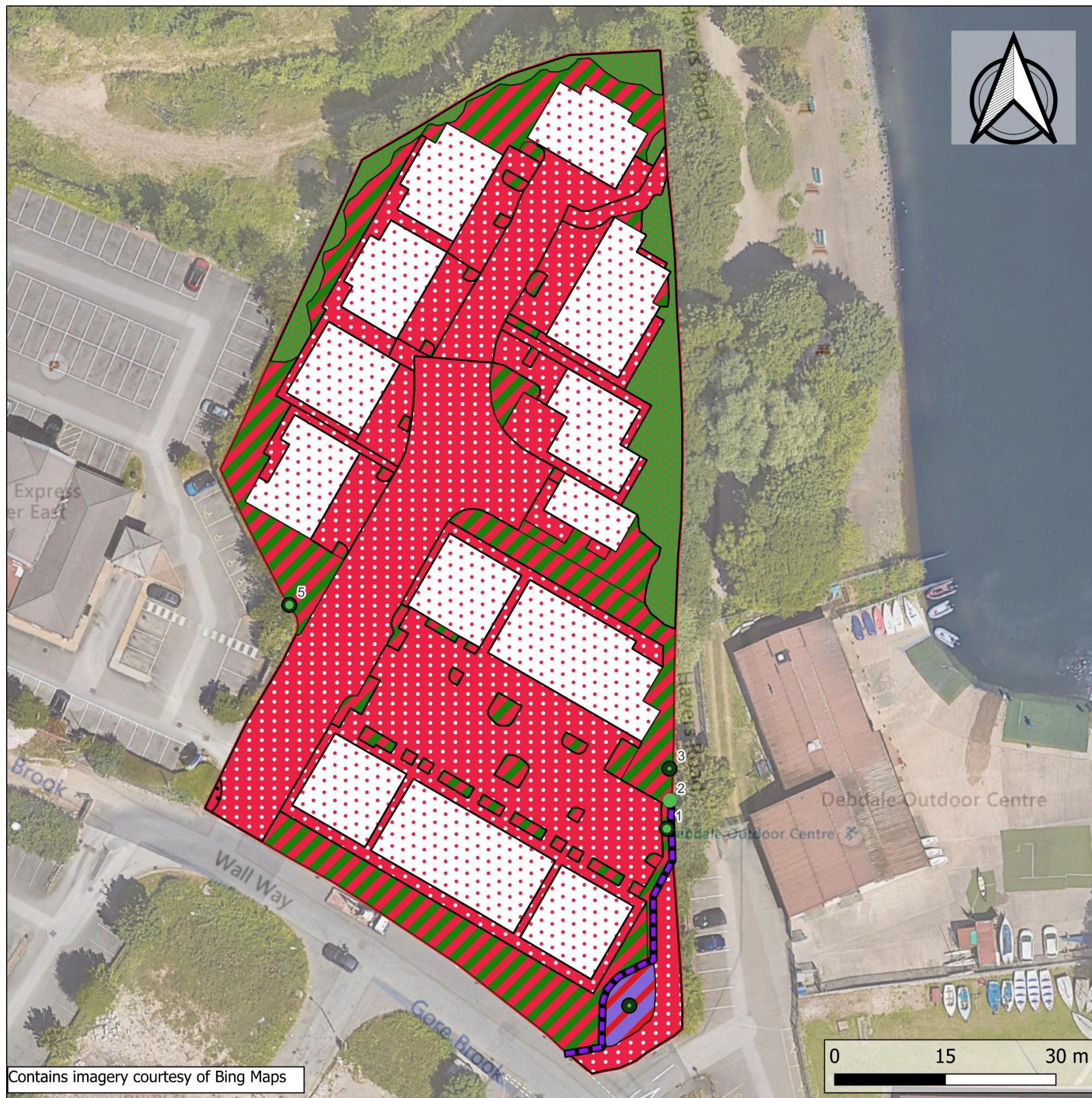
Survey Date: 01/04/2025
Drawn: Mr. H. Mulligan
Date Drawn: 01/04/2025
Checked & Approved: Mrs. K. Wilding
Scale: 1:500
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Target notes:

- 1. Location of Himalayan cotoneaster
- 2. Location of large bund

Contains imagery courtesy of Bing Maps



Contains imagery courtesy of Bing Maps



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Land at the Former Bandstand

UK Habitats Key

- h3h - Mixed scrub
- u1 828 - Built-up areas and gardens; Vegetated garden
- u1 847 - Built-up areas and gardens; Introduced shrub
- u1b5 - Buildings
- u1b6 - Other developed land
- w1g - Other broadleaved woodland
- Scattered tree - deciduous, small
- Scattered tree - deciduous, medium
- Scattered tree - deciduous, large
- h2a6 - Other native hedgerow
- Boundary

Survey Date: 01/04/20
 Drawn: Mr. H. Mulligan
 Date Drawn: 30/07/2026
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