

Biodiversity Statement & Baseline Assessment

April 2025

Project Reference: PR-25-0029

Land off Pendle Street East

Sabden

Clitheroe

BB7 9EQ

National Grid Reference: SD 77860 37159



**Land off Pendle Street East, Sabden, Clitheroe, BB7 9EQ
Biodiversity Statement & Baseline Assessment**

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Executive Summary

As part of a proposed planning application with Ribble Valley Borough Council concerning land off Pendle Street East, Tyrer Ecological Consultants were commissioned to assess the site in relation to Biodiversity gain and undertake a baseline condition assessment of the habitats present on site. This process follows on from a Preliminary Ecological Appraisal (PEA) carried out at the site in January 2025, which identified, mapped and assessed the habitats present within the red line boundary.

This report does not aim to fully satisfy the biodiversity gain condition, but to provide information to decision makers regarding the 'baseline value' of the site, and to supply the required information under national guidelines pertaining to validation in relation to biodiversity net gain; where necessary, a BNG Assessment will be completed prior to the determination of this application.

Proposals are understood to involve the redevelopment of the land with the erection of 19 dwellings with associated landscaping and creation of a new access road.

Strategic significance

The site is not considered to host any habitats which would be considered statically significant under the Lancashire Local Nature Recovery Strategy.

Irreplaceable habitats

The site does not host any irreplaceable habitats as outlined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.

Habitat degradation

No habitat degradation is known to have taken place since the relevant date of January 30th 2020.

Baseline habitats

The site is host to the following biodiversity value:

- Habitat: **4.82**
- Hedgerow: **0.00**
- Watercourse: **0.00**

Intended approach

Owing to the extent of medium distinctiveness habitats present on site it is unlikely that proposals will satisfy **Rule 1** in relation to the trading rules through only onsite habitat creation and enhancement.

See Section 7.0 for further details.

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- *PR-25-0029 Land off Pendle Street – Preliminary Ecological Appraisal (Tyrer Ecological Consultants Ltd, February 2025)*
- *PR-25-0029 Pendle Street_Baseline – The Statutory Biodiversity Calculation Tool (Tyrer Ecological Consultants Ltd, April 2025)*

1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Ribble Valley Borough Council concerning land off Pendle Street East, Tyrer Ecological Consultants were commissioned to assess the site in relation to the Biodiversity Gain pre-commencement planning condition and undertake a baseline condition assessment of the habitats present on site. This process follows on from a Preliminary Ecological Appraisal (PEA) carried out at the site in January 2025, which identified, mapped and assessed the habitats present within the red line boundary.
- 1.2 This report does not aim to fully satisfy the biodiversity gain pre-commencement planning condition, but to provide information to decision makers regarding the 'baseline value' of the site, and to supply the required information under national guidelines pertaining to validation in relation to the condition. Where necessary, a full Biodiversity Net Gain (BNG) Assessment will be completed prior to the determination of this application.
- 1.3 Proposals are understood to involve the redevelopment of the land with the erection of 19 dwellings with associated landscaping and the creation of a new access road. See **Figure 1.1** for a proposed outline landscape plan.



Figure 1.1 – Proposed site plan (© Highall Developments)

- 1.4 In line with the above it is considered that land off Pendle Street East is likely not exempt from the biodiversity gain condition, therefore in line with national and local policies the site has been assessed in relation to biodiversity net gain.
- 1.5 This baseline Biodiversity Assessment relies on information gathered during the PEA and site survey (see **External Appendices**) as well as from third-party plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).

1.6 This assessment uses ‘The Statutory Biodiversity Metric Tool’ 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 and / or intertidal habitats and has been extensively tested.

National Policy

1.7 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.

1.8 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, whereby the biodiversity gain objective is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

1.9 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.

1.10 Other legislature considered for the purposes of this report includes the following:

- Biodiversity Net Gain: Good practice principles for development (2019),
- Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

1.11 The following policies from the Ribble Valley Local plan (2008 – 2028) are considered relevant to this assessment (see **Table 1.1**):

Table 1.1 – Relevant policies as extracted from the Ribble Valley Local Plan

Policy Title	Summary
Policy DME3: Site and Species Protection & Conservation	Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.

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

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Policy Title	Summary
Policy DMG1: General Considerations	<p>With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following:</p> <ol style="list-style-type: none">1) Enhance the environment2) Avoid the impact3) Minimise the impact4) Restore the damage5) Compensate for the damage6) Offset the damage

2.0 The Statutory Biodiversity Metric 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 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2024) covered in the most recent User Guide² (see **Tables 2.1 – 2.2**), whilst also taking into account the Biodiversity Net Gain: Good practice principles³, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **IEMA** (Institute of Environmental Management and Assessment).
- 2.3 It is a legal requirement that the four BNG Rules are met, whilst the Principles provide guidance for application of use.

Table 2.1 – 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 applies to each type of unit.
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 ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

² See:

https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide_23.07.24_.pdf

³ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This 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	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
8	Created and enhanced habitats should be, where practical and reasonable, 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: <ul style="list-style-type: none"> • maintain habitat extent - supporting more, bigger, better and more joined up ecological networks • ensure that proposed or retained habitat parcels are of sufficient size for ecological function

2.4 Using the available baseline ecological information gathered on 29th January 2025, 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**):

Table 2.3 – BNG Assessor credentials

Name	Description of most relevant credentials
Miss J. Collins	<ul style="list-style-type: none"> • A Junior Ecologist with a range of training and experience; holds a BSc in Wildlife Conservation and MSc in Drone Applications and Wildlife Conservation • Received in-house training from Senior Ecologists as well as attended both external webinars and training courses in applying the Metric, • Undertaken a number of BNG assessments, utilising the Statutory Metric Tool.

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 2024/25, 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 inform this BNG assessment include:
- **Proposed Site Plan (PSES.P.CL.01 - Colour Layout - Rev A) © Highall Developments**
 - **Proposed Site layout (PSES.P.CSL.01 - CAD Site Layout) © Highall Developments**
- 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 Miss. J. Collins, 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; these discrepancies should be taken into account by both the practitioner and reviewer in line with the above.
- 3.5 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 based on the information available.

4.0 Strategic Significance & Irreplaceable habitats

4.1 The Lancashire Local Nature Recovery Strategy⁴ (LNRS) was accessed and used to assess the strategic significance of the site; the red line boundary does not fall within either the Woodland Ecological Network or Grassland Ecological Network, therefore in line with these resources no habitats on site have been identified as 'strategically significant' at the baseline.

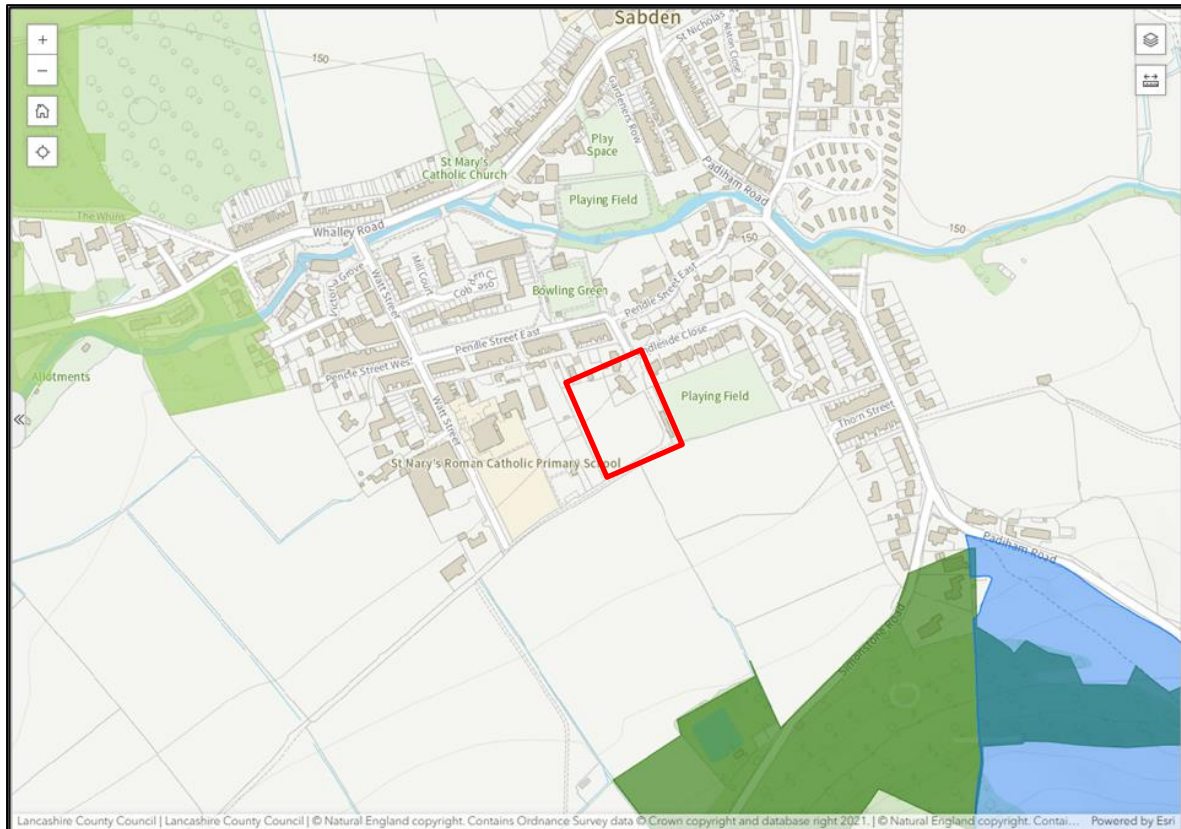


Figure 4.1 – Location of site on the Lancashire LNRS map (© Lancashire County Council)

4.2 No irreplaceable habitats as defined under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 were identified within the redline boundary as part of the PEA.

⁴ See: [Nature Recovery Interactive Map](#)

5.0 Habitat Degradation

- 5.1 No habitat degradation is known to have taken place since the relevant date of January 30th, 2020; thus, the baseline information has been gathered from the site visit on the 29th January 2025.

6.0 Baseline Habitats

- 6.1 The reader is referred to the 'Hard copy' of the Metric⁵, which will accompany this report when issued and should be read in conjunction with this section. See **Table 6.1** & **Figure 6.1** below for **baseline habitat information** as extracted from the Hard copy of 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
g3c8 – Holcus – Juncus neutral grassland Habitat Ref.: 1	0.4620	Moderate	Much of the red line boundary is comprised of the Holcus – Juncus neutral grassland which corresponds strongly with NVC community MG10.	3.70
g4 – Modified grassland Habitat Ref.: 2	0.0247	Good	A small area of modified grassland at the north of the site around the buildings which contains species evident of enrichment.	0.15
h3d – Bramble scrub Habitat Ref.: 3	0.0318	N/A	Three patches of dense bramble scrub which are situated around the site.	0.13
u1b5 – Buildings <i>Metric: 'Developed land, sealed surface'</i> Habitat Ref.: 4	0.0105	N/A	Two buildings are located within the red line boundary at the north of the site, a garage and a Nissen hut.	0.00
u1b6 – Other developed land Habitat Ref.: 5	0.0337	N/A	An area of hardstanding at the north of the site consisting of the access road into the red line boundary.	0.00
Individual Trees Habitat Ref.: 6	0.0570	Moderate	A total of eight individual trees of 'moderate' condition are located onsite along the western site boundary, with six being small (DBH between 7.5cm and 30cm), and two being medium (DBH between 30cm and 60cm).	0.46

⁵This section of the report should be read in conjunction with the hard copy of the Statutory Biodiversity Metric Calculation tool – external Appendix.

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Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Individual Trees Habitat Ref.: 7	0.0326	Good	There are two trees of 'good' condition located along the western site boundary, each being medium-sized.	0.39
Total Habitat area (excl. urban trees)	0.56		Total Habitat Units (incl. urban trees)	4.82

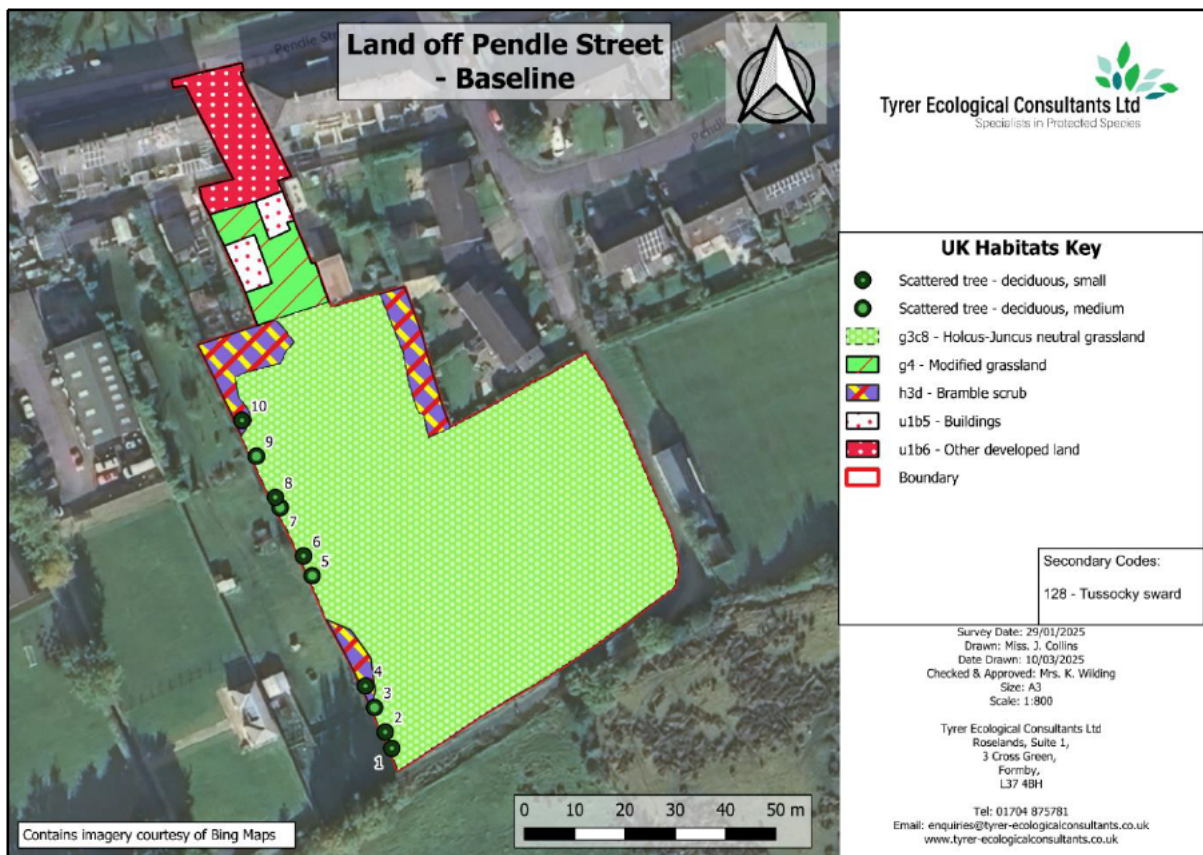


Figure 6.1 – Baseline UK Habitats Map

7.0 Intended Approach

- 7.1 Owing to the extent of medium distinctiveness habitats present on site, it is unlikely that proposals will satisfy **Rule 1** in relation to trading rules through only onsite habitat creation and enhancement.
- 7.2 The applicant thus intends to achieve the required 10% net gain through a mixture of onsite and offsite habitat creation/enhancement.
- 7.3 Onsite units will be finalised upon the completion of landscaping drawings, following consultation with the ecologist and prior to the completion of the habitat creation/enhancement tabs within the Statutory Biodiversity Metric Tool.
- 7.4 The client also plans to utilise another area under their ownership to offset the loss onsite subject to a further survey to determine the habitat baseline of the offsite area.

8.0 Bibliography

- **CIEEM**, 2019. *Biodiversity Net Gain: Good practice principles for development*. Available from: www.cieem.net/data/files/Publications/Biodiversity_Net_Gain_Principles.pdf (amended August 2020).
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- **Joint Nature Conservancy Council (JNCC)**, 2010. *Handbook for Phase 1 habitat survey*. Available from: http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- **Magic Maps Application**, 2025. Available from: www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

Appendix I: Condition Assessment Tables

Condition assessment score: Grassland (Medium, High & Very High) (Habitat Ref: 1)

Condition Assessment Criteria		Habitat Reference
		1
		Criterion passed (Y/N)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	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.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	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		4
Condition Assessment Result		Condition Assessment Score
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

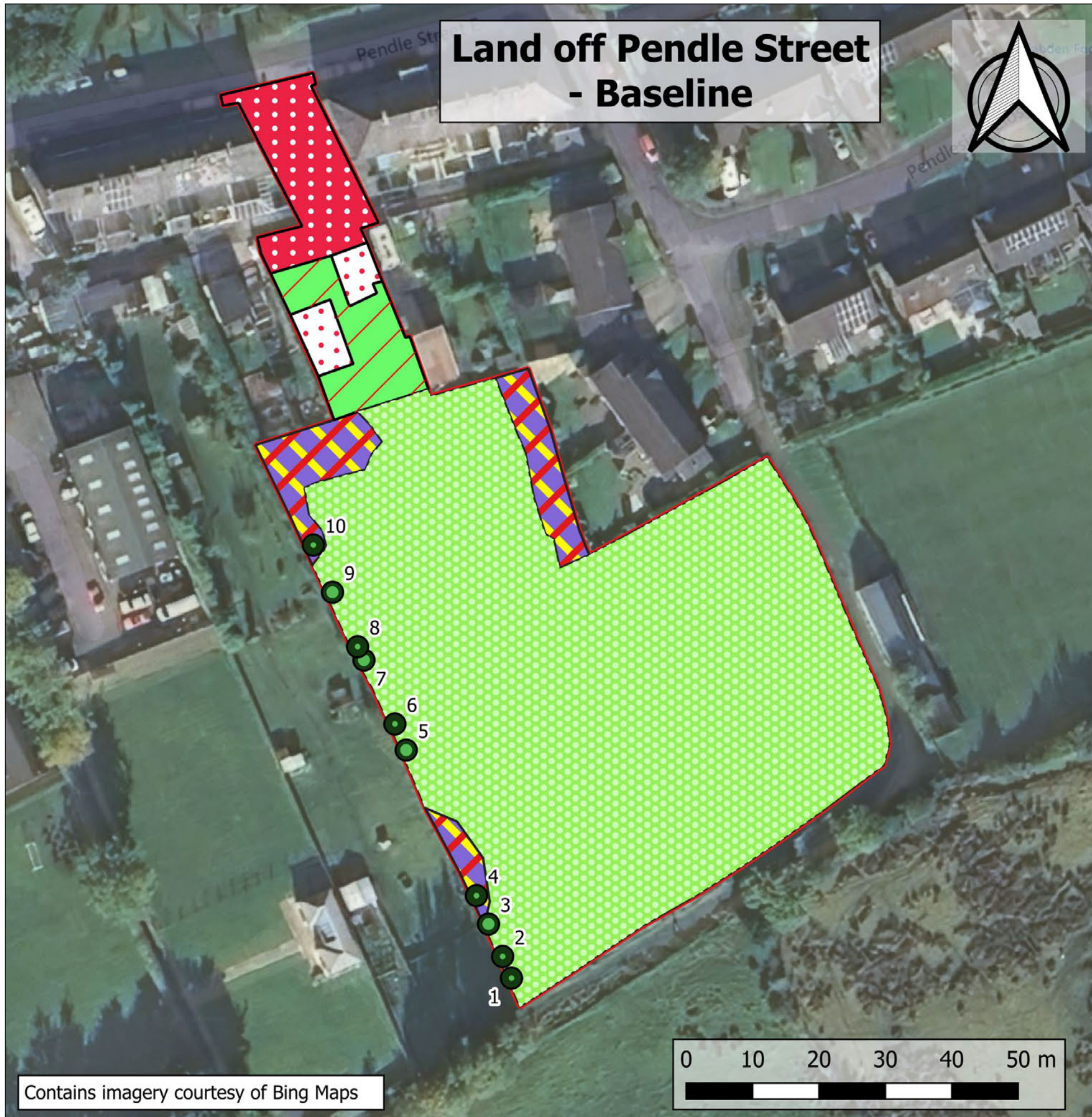
Condition Assessment Score: Grassland (Low) (Habitat Ref: 2)

Condition Assessment Criteria		Habitat Reference
		2
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. 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 , 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.	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 vertebrates and invertebrates to live and breed.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
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).	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		7
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor

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Condition Assessment Score: Individual trees (Habitat Ref: 6 & 7)

Condition Assessment Criteria		Criterion passed (Yes or No)					
		T1 & T2	T3, T4, T5 & T6	T7	T8	T9	T10
A	The tree is a native species (or at least 70% within the block are native species).	N	Y	Y	Y	Y	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
C	The tree is mature (or more than 50% within the block are mature).	N	N	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	Y	Y	N	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	Y	N	Y	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y
Total Score		3	4	6	4	5	4
Condition Assessment Result	Condition Assessment Score						
Passes 5 or 6 criteria	Good	-	-	Y	-	Y	
Passes 3 or 4 criteria	Moderate	Y	Y	-	Y	-	Y
Passes 2 or fewer criteria	Poor						



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- Baseline**



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Specialists in Protected Species

UK Habitats Key

- Scattered tree - deciduous, small
- Scattered tree - deciduous, medium
- g3c8 - Holcus-Juncus neutral grassland
- g4 - Modified grassland
- h3d - Bramble scrub
- u1b5 - Buildings
- u1b6 - Other developed land
- Boundary

Secondary Codes:
128 - Tussocky sward

Survey Date: 29/01/2025
Drawn: Miss. J. Collins
Date Drawn: 10/03/2025
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:800

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