

Everything Retreat, Pendle View, Primrose Lane, Mellor BB2 7EQ

PRELIMINARY ASSESSMENT OF BIODIVERSITY NET GAIN

February 2026

ERAP (Consultant Ecologists) Ltd Reference: 2024-286

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Document Control

Survey Type:	Surveyors	Survey Date(s)
UK Habitat Classification Survey (including Condition Assessments of habitats) for On-site Habitats	Brian Robinson B.Sc. (Hons) MCIEEM Senior Ecologist	22 nd August 2024
Reporting	Personnel	Date
Author	Brian Robinson B.Sc. (Hons) MCIEEM Senior Ecologist	25 th September 2025
Signature(s)		
Checked by	Rebecca Bayley B.Sc. (Hons) Graduate Ecologist	26 th September 2025
Revised and issued by	Brian Robinson B.Sc. (Hons) MCIEEM	26 th September 2025
Report issued to	Zara Moon Architects	
Version Number	2: Updated by Amy Sharples B.Sc. (Hons) M.Sc. ACIEEM on 17 th February 2026 to reflect updated site layout	
Metric Version	Statutory Metric version 1.0.4 of the metric published 3 rd July 2025	

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Zara Moon Architects to carry out an assessment of Biodiversity Net Gain (BNG) at land at Everything Retreat, Pendle View, Primrose Lane, Mellor BB2 7EQ (hereafter the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SD 66339 31288.
- 1.1.2 The assessment was requested in connection with a planning application to demolish Building 2 and extend Building 1 into its footprint, and construct an outdoor pool at the southern end of the site.
- 1.1.3 This BNG assessment has been prepared to provide an assessment of the biodiversity value of the baseline of the site, an assessment of the value of post-development habitats based on the site proposals, and provides guidance in relation to the requirements to attain a net gain in accordance with *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016).
- 1.1.4 This report also advises on how compliance with Chapter 15, paragraph 193(d) of the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)¹ can be achieved, which states '*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate*'.

1.2 Site Description

- 1.2.1 An aerial image of the site is appended at **Figure 1**. The total site area is **0.0916 hectares**².
- 1.2.2 The habitats present within the site are described and assessed in *2024-286 Everything Retreat, Pendle View, Primrose Lane, Mellor BB2 7EQ, Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2025), hereafter referred to as the 'ecology report'.
- 1.2.3 A summary of the habitats present within the site is presented at **Section 3.1** of this report.

1.3 Proposed Development Description

- 1.3.1 The assessment has been requested to inform a planning application for the proposed development at the site. The proposals are presented at *Everything Retreat: Proposed Site Plan – Ground Floor Rev B* (Zara Moon Architects, 2024), hereafter the 'proposals plan'.

1.4 Scope of Study

- 1.4.1 This report has been prepared to accompany a completed assessment of BNG using *The Statutory Biodiversity Metric Calculation Tool* (Natural England, 2023). The completed Microsoft Excel spreadsheet assessment is presented as a separate document, named '*ERAP Ltd 2024-286 Everything Retreat Statutory Metric 17.02.26*', hereafter referred to as the 'BNG Metric'.

¹ Hereafter the NPPF

² As measured by ERAP (Consultant Ecologists) Ltd; detail on the methods used to measure the area of the site are presented at **Section 2.0**. It has been considered suitable in this instance to measure the area habitats in hectares to four decimal places (i.e. to a m² level of accuracy).

1.4.2 It is intended that this report provides a transparent assessment to demonstrate the calculation of net gain, based on the reasonable parameters assumed for the proposals (refer to **Section 2.3**). This approach has been applied on a number of other sites ERAP (Consultant Ecologists) Ltd has assisted with and has been accepted by the relevant Local Planning Authorities (LPA) and their ecological advisors to enable a planning application to progress.

2.0 METHOD OF SURVEY

2.1 Habitat Assessment and Mapping

Baseline Habitats

2.1.1 A Phase 1 Habitat Survey including an assessment in accordance with the UKHab and condition assessments of the habitats present was carried out by Brian Robinson on 22nd August 2025. The weather was dry and overcast with a light air (Beaufort scale 1) and an air temperature of 18°C.

2.1.2 On site habitat mapping was assisted via use of GPS technology and QField on-site mapping software, using *ESRI World Imagery*, *Everything Retreat: Existing and Proposed Site Plan Rev. B* (Zara Moon Architects, 2026) and *Proposed Site Plan.dwg* as base plans. *Proposed Site Plan.dwg* was provided with spatial referencing, and was converted to a .dxf file and inputted to QGIS. *Everything Retreat: Existing and Proposed Site Plan Rev. B* (Zara Moon Architects, 2026) was provided as a .pdf file, which was converted to a .dxf, inputted to QGIS and spatially referenced to match *Proposed Site Plan.dwg* and *ESRI World Imagery*.

2.1.3 Each of the habitats within the site has been assessed in accordance with the UKHab to determine each habitat type present. This has allowed a reliable classification of habitats in accordance with those used by the BNG Metric.

2.1.4 The UKHab has been designed to function at two scales: fine scale (25m² or 5 metres length) and large scale (400m² or 20m² length). It has been considered for the purposes of this survey, where the UKHab has been used to inform the BNG calculation of a relatively small area, that a finer scale of 5m² is appropriate for the classification of habitats.

2.1.5 A plan showing the baseline habitats present within the site in accordance with UKHab symbology is appended at **Figure 2**.

2.1.6 Condition Assessments for each of the habitats present within the site have been completed in accordance with *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, November 2023) and are appended at **Section 7.1**.

Post-development Habitats

2.1.7 The post development habitats have been calculated using the proposals plan. This plan has been provided to ERAP (Consultant Ecologists) Ltd as a .pdf, which has been converted to a .dxf, inputted to QGIS and spatially referenced to match the baseplans.

2.1.8 A plan showing the proposed habitats (in accordance with UKHab symbology is appended at **Figure 3** and target condition assessments for each of the proposed habitats are appended at **Section 7.2**.

2.2 Survey and Reporting Limitations

- 2.2.1 All measurements have been either estimated whilst on site or measured using QGIS.
- 2.2.2 A detailed landscaping scheme has not been provided for the site. As described at **Section 4.0** this report provides a detailed assessment of the ecological value of the baseline habitats, in accordance with the BNG Metric, prior to development and a preliminary assessment of the ecological value of the site post development in accordance with the proposed habitats outlined at the proposals plan.

2.3 Evaluation Methods and Rules Applied

Habitats and Assessment

- 2.3.1 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present have been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).
- 2.3.2 QGIS has been used to calculate the total area / length of each baseline habitat present within the site and the area / length of the proposed habitats at the site.
- 2.3.3 Each habitat and individual trees have been assessed to determine whether they are ‘irreplaceable habitat’, defined in NPPF as ‘*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen*’. The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.
- 2.3.4 Existing individual trees have been measured using their Diameter at Breast Height (as measured on site) and the Tree Helper provided within the BNG Metric.

Relevant Guidance

- 2.3.5 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration.

Strategic Significance

- 2.3.6 The site does not lie within a Local Nature Recovery Strategy area, nor does the site have any statutory or non-statutory designation for nature conservation. For these reasons a strategic significance of ‘Area / compensation not in local strategy / no local strategy’ has been applied at the BNG Metric for the habitat units and trees.

Assumptions

- 2.3.7 Reasonable assumptions have been made in relation to the condition assessments for the proposed habitats at the site; the proposed condition assessment for each habitat is appended at **Section 7.2**. Long-term management of the proposed habitats is required to secure the proposed condition.

3.0 SURVEY RESULTS

3.1 Site Description

3.1.1 Refer to **Figure 2**. The site is described in the ecology report as follows:

'The site supports buildings and hardstanding, an area of amenity grassland scrub and individual trees. The northern site boundary is partially defined by the café / bar (Building 1) and lies partially within the outbuildings to its rear (Building 2). The eastern site boundary is defined by a hardstanding footpath, beyond which lies amenity grassland and car parking. The southern site boundary lies within an area of amenity grassland, and the western site boundary is defined by an area of willow scrub and fencing beyond which lies a field of improved grassland (at the western boundary's southern end) and a vegetated garden (at the western boundary's northern end).'

3.2 Assessment of Baseline Habitats

3.2.1 **Tables 3.1** and **3.2** provide a summary of the habitats present, their condition assessment result and their area within the site. Condition assessments for each habitat are appended at **Section 7.1**.

Table 3.1: Summary of Baseline Area Based Habitats within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)
Habitat 1 Amenity grassland	g4 modified grassland with the secondary codes 201 young trees – planted, 108 frequently mown and 516 active management.	Grassland - Modified grassland	Low	Poor	0.1424
Habitat 2 Buildings	u1b5 buildings with the secondary code 815 commercial building.	Urban - Developed land; sealed surface	V.Low	N/A - Other	0.0244
Habitat 3 Hardstanding	u1b6 other developed land.	Urban - Developed land; sealed surface	V.Low	N/A - Other	0.1012
Habitat 4 Ornamental shrubs	h3h mixed scrub with secondary code 523 non-native.	Urban – Introduced shrub	Low	Condition assessment N/A	0.007
Habitat 5 Scrub	h3h mixed scrub	Heathland and shrub – Mixed scrub	Medium	Moderate	0.0126
Habitat 6 Willow scrub	h3j willow scrub	Heathland and shrub – Willow scrub	Medium	Poor	0.0055
Total:					0.2931

Table 3.2: Summary of Individual Trees within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha) ³
Habitat 7: Trees 1, 2, 3 and 4; Small trees at 'moderate' condition	Secondary code 200 trees; planted over an area of g4 modified grassland	Individual trees – urban tree	Medium	Moderate	0.0163
Total:					0.0163

3.2.2 The baseline BNG score for the site is provided at **Section 5.0**.

4.0 POST DEVELOPMENT HABITATS

4.1 Consideration of Mitigation Hierarchy and Target Condition Assessments

4.1.1 The proposals seek to retain areas of modified grassland, building, hardstanding, ornamental scrub, mixed scrub, Willow scrub and two of the trees within the site, and will otherwise develop areas of only low or very low distinctiveness. The proposals will aim to compensate for the losses of habitat associated with the development by the planting of additional trees and shrubs and by appropriate grassland management.

4.2 Consideration of Proposed Habitats

4.2.1 The proposals will extend one existing building and develop an area of modified grassland to a swimming pool; it has been considered appropriate to assess the swimming pool as hardstanding.

³ Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

Table 4.1: Summary of Area-based Habitats to be Retained, Enhanced and Created at the Site

Habitat Type	BNG Habitat Equivalent	Habitat Distinctiveness	Target Condition	Area (ha)	Sub-totals (ha)
Retained Habitats					
Habitat 1 Modified grassland	Grassland – Modified grassland	Low	Poor	0.1196	
Habitat 2 Buildings	Urban – Developed land; sealed surface	V.Low	N/A - Other	0.0032	
Habitat 3 Hardstanding	Urban – Developed land; sealed surface	V.Low	N/A - Other	0.0861	
Habitat 4 Ornamental shrubs	Urban – Introduced shrub	Medium	Condition assessment N/A	0.007	
Habitat 5 Scrub	Heathland and shrub – Mixed scrub	Medium	Poor	0.0126	
Habitat 6 Willow scrub	Heathland and shrub – Willow scrub	Medium	Moderate	0.0055	0.2340
Proposed Habitats					
Habitat A Redeveloped building, pool and hardstanding	Urban – Developed land, sealed surface	V.Low	N/A - Other	0.0523	
Habitat B Introduced shrub	Urban – Introduced shrub	Low	Condition Assessment N/A	0.0068	
					0.0591
				Total	0.2931

Table 4.2: Summary of Individual Trees to be Retained and Created at the Site

Habitat Reference	BNG Habitat Equivalent	Habitat Distinctiveness	Target Condition	Area (ha) ⁴
Retained Habitats				
Habitat 4 Trees 3 and 4	Individual trees – urban tree	Medium	Moderate	0.0081
Proposed Habitats				
Habitat C Urban trees (45, small size)	Urban – urban trees	Medium	Moderate	0.1832
			Total	0.1913

⁴ Small urban trees have a diameter at breast height (DBH) of up to 30cm, medium urban trees have a DBH of 30 to 60cm, large urban trees have a DBH of 60 to 90cm and very large trees have DBH of more than 90cm. Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

5.0 HEADLINE RESULTS, EVALUATION AND CONCLUSION

5.1 The headline results of the BNG Metric are presented at **Table 5.1** below.

Table 5.1: Results of Statutory Biodiversity Metric Calculation Tool

On-site Baseline	Habitat units	0.55	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site Post Intervention	Habitat units	1.01	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units % percentage)	Habitat units	0.46	83.70%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Total Net Unit Change	Habitat units	0.46	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total Net % Change	Habitat units	83.70%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading Rules Satisfied?		Yes	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Comment
Habitat units	10%	0.55	0.61	0.00	No additional hedgerow units required to meet target
Hedgerow units	10%	0.00	0.00	0.00	No additional hedgerow units required to meet target
Watercourse units	10%	0.00	0.00	0.00	No additional watercourse units required to meet target

- 5.2 A net gain for area-based habitats is demonstrated by the BNG Metric, chiefly due to the proposed planting of 45 trees within the site. Trading rules are satisfied by this approach.
- 5.3 It is recommended that any such approach is only finalised following the completion of the site design and a landscape planting plan (and a revised BNG Assessment) to ensure that the final calculation represents an accurate assessment of the habitat unit change at the site.
- 5.4 Note that any habitats managed within the site by the client will be subject to a long-term habitat management plan.
- 5.5 It is essential that, in addition to the result of the BNG Metric, the assessment of biodiversity net gain takes into account the measures to be accommodated and implemented at the site to secure gains and betterment for biodiversity that the BNG Metric cannot take account of.
- 5.6 At this site it is advised that the following measures are also considered as part of the assessment of biodiversity net gain:
- a. Incorporation of opportunities for roosting bats as, although the habitats are suitable for use by foraging bat species such as *Pipistrellus* species, there are no significant opportunities for roosting

bats (particularly maternity roosts) at the site currently (this is considered to provide additionality);
and

- b. Incorporation of opportunities for use by nesting birds at the developed site.

6.0 REFERENCES

CIEEM, 2016. *Biodiversity Net Gain: Good Practice Principles for Development*, Winchester: CIEEM.

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7.0 APPENDIX: CONDITION ASSESSMENTS AND FIGURES

7.1 Condition Assessments of Baseline Habitats

7.1.1 No condition assessment is required for Habitats 2: Buildings, Habitat 3: Hardstanding, Habitat 4: Ornamental shrubs.

Table 7.1: Condition Assessments for Habitat 1: Amenity Grassland

Habitat Reference	A	B	C	D	E	F	G	Total No. of Criterion Passed	Condition Assessment Result ¹
Habitat 1: Amenity grassland	No	No	Yes	Yes	Yes	Yes	Yes	5	Poor (fails criterion A)
Good: Passes 6 or 7 criteria including essential criterion A									
Moderate: Passes 4 or 5 criteria including essential criterion A									
Poor: Passes 3 or fewer criteria OR passes 4 to 6 criteria, but failing criterion A									

Condition Assessment Criteria
<p>A. There are 6 to 8 vascular plant species per m² present, including at least 2 forbs (this may include those listed in below). Note - this criterion is essential for achieving Moderate or Good condition.</p> <p>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 m² (excluding those listed below), 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.</p> <p><i>Plant Species:</i> Creeping Thistle (<i>Cirsium arvense</i>), Spear Thistle (<i>Cirsium vulgare</i>), Curled Dock (<i>Rumex crispus</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Common Nettle (<i>Urtica dioica</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Greater Plantain (<i>Plantago major</i>), White Clover (<i>Trifolium repens</i>) and Cow Parsley (<i>Anthriscus sylvestris</i>).</p>
<p>B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.</p>
<p>C. Any scrub present accounts for less than 20% of total grassland area (some scattered scrub such as Bramble may be present).</p> <p>Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.</p>
<p>D. Physical damage 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.</p>
<p>E. Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.</p> <p>For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover</p>
<p>F. Cover of Bracken less than 20%.</p>
<p>G. There is an absence of invasive non-native species as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended).</p> <p>This is assessed 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</p>

Table 7.2: Condition Assessments for Habitat 5: Scrub and Habitat 6: Willow Scrub

Habitat Reference	A	B	C	D	E	Total No. of Criterion Passed	Condition Assessment Result
Habitat 5: Scrub	Yes	Yes	Yes	No	No	3	Moderate
Habitat 6: Willow scrub	No	No	No	No	No	0	Poor
							Good: passes 5 criteria
							Moderate: passes 3 or 4 criteria
							Poor: passes 2 or fewer criteria

Condition Assessment Criteria
<p>A. The scrub is a good representation of the habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). Professional judgement should be used alongside the UKHab description.</p> <p>At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover, except Hazel (<i>Corylus avellana</i>), Common Juniper (<i>Juniperus communis</i>), Sea Buckthorn (<i>Hippophae rhamnoides</i>) or Box (<i>Buxus sempervirens</i>), which can be up to 100% cover.</p> <p>Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed.</i> [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).</p>
<p>B. Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.</p> <p>See gov.uk standing advice on ancient and veteran species. Available from <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk).</p>
<p>C. There is an absence of invasive non-native plant species⁴ (as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended)) and species indicative of sub-optimal condition⁶ make up less than 5% of ground cover.</p> <p>This is assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, the habitat is 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.</p>
<p>D. The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.</p>
<p>E. There are clearings, glades or rides present within the scrub, providing sheltered edges.</p>

Table 7.3: Condition Assessments for Habitat 7: Trees 1 to 4

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat 4: Tree 1	Hornbeam	Yes	Yes	No	No	No	Yes	Small	3	Moderate
Habitat 4: Tree 2	Osier	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
Habitat 4: Tree 3	Alder	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
Habitat 4: Tree 4	Alder	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
Good: Passes 5 or 6 criteria										
Moderate: Passes 3 or 4 criteria										
Poor: Passes 2 or fewer criteria										

Condition Assessment Criteria
A. The tree is a native species (or more than 70% within the block are native species)
B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.
C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk). Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.
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.
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F. More than 20% of the tree canopy area is oversailing vegetation beneath

7.2 Condition Assessments of Post-intervention Habitats

7.2.1 No condition assessment is required for Habitat 1: Amenity grassland, Habitat 5: Scrub, Habitat 6: Willow scrub or Habitat 7: Trees 3 and 4, as these will be retained, or for the proposed building, hardstanding and introduced shrub, as these habitats are automatically assigned condition assessments of 'N/A – Other' or 'Condition Assessment N/A' by the metric.

Table 7.4: Condition Assessments for Habitat C: Proposed Trees

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat C: 45 trees	TBC	TBC	Yes	No	Yes	No	Yes	Small	3 or 4 (depending upon species)	Moderate
Good: Passes 5 or 6 criteria										
Moderate: Passes 3 or 4 criteria										
Poor: Passes 2 or fewer criteria										

Condition Assessment Criteria
A. The tree is a native species (or more than 70% within the block are native species)
B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.
C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk). Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.
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.
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F. More than 20% of the tree canopy area is oversailing vegetation beneath

7.3 Figures

Figure 1: Aerial Image of the Site and its Surroundings

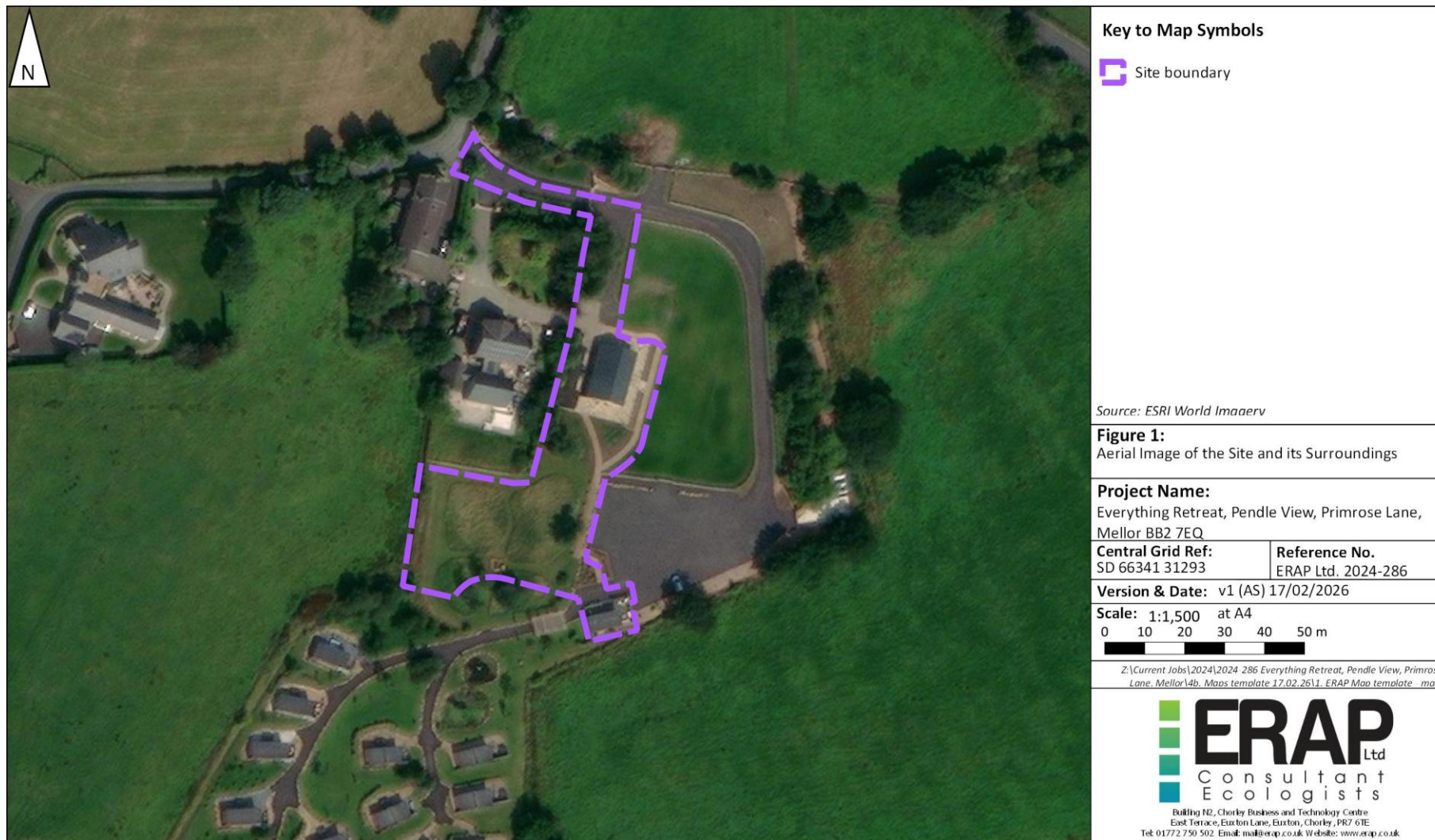


Figure 2: UKHab Plan of the Baseline Habitats

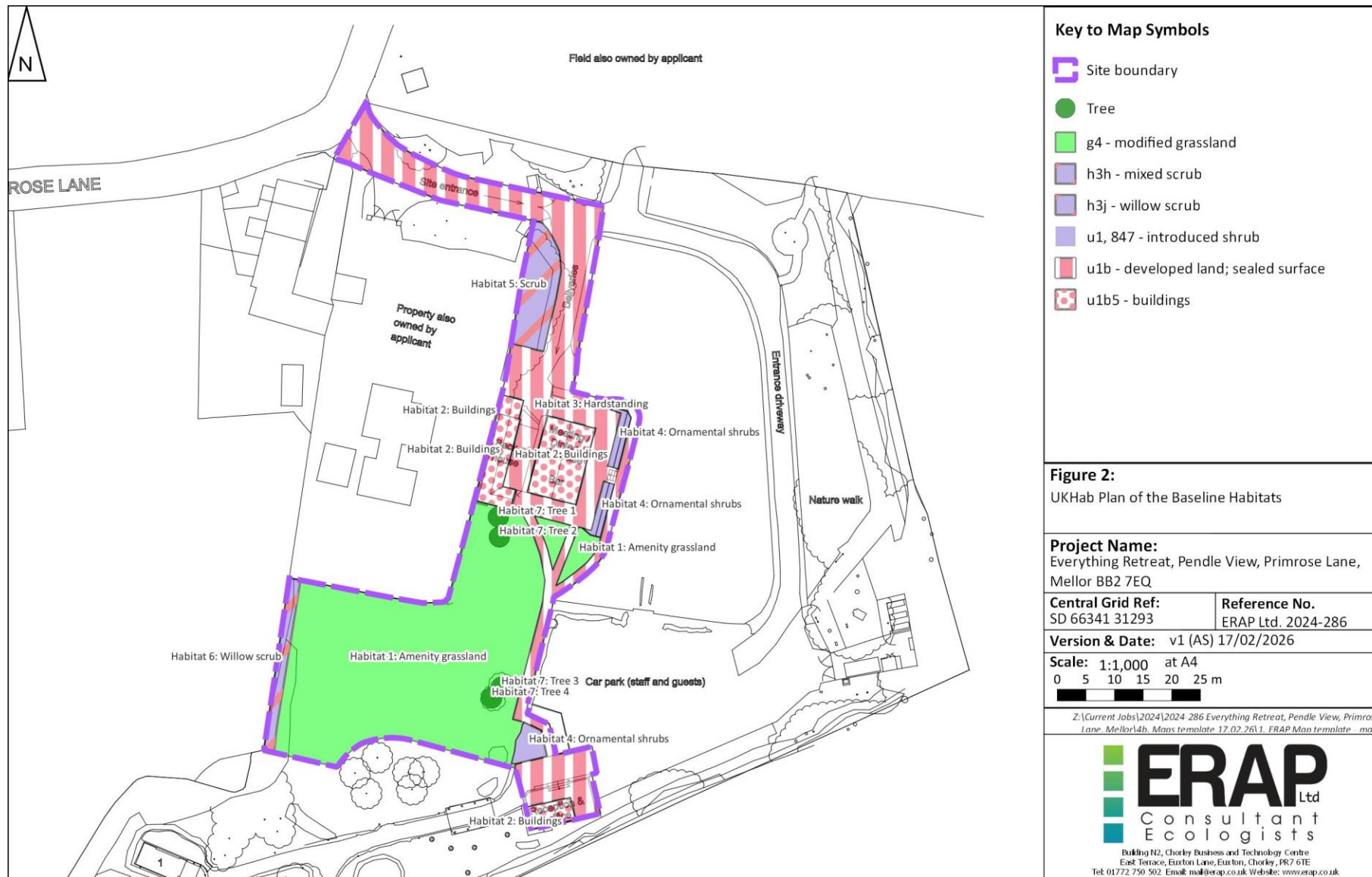


Figure 3: UKHab Plan of the Proposed Post-intervention Habitats

