

Biodiversity Net Gain Assessment

SITE LOCATION
Bushloe House, Wigston

PREPARED FOR
Macc Group

ISSUE DATE
29 November 2023

PRINCIPAL AUTHOR
Ms Laura Carter

OUR REFERENCE
231128 1501 BNG V1 ISSUE





Quality Assurance

Issue/revision	Issue
Remarks	Version 1
Date	29 November 2023
Principal Author	Laura Carter Senior Ecological Consultant
Qualifications	BSc (Hons)
Signature	
Reviewed by	Alastair Craighead Ecological Consultant
Qualifications	MSc
Signature	
Project number	1501



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Biodiversity Net Gain Assessment

VERSION: V1 DATE: November 2023
REF NO: 231128 1501 BNG V1 ISSUE



Summary	
Site	Bushloe House, Wigston National Grid reference SP 60069 98770.
Purpose and brief	Biodiversity Net Gain (BNG) Assessment Commissioned by Macc Group
Development proposals	The Proposed Development is to provide an 80 bed care home (Use Class C2) over three storeys, with facilities in the roof space 30 parking spaces for the care home (including two disabled) along with 21 apartments (Use Class C2) - 10 apartments in converted Bushloe House over three floors and 11 apartments in new extension over three floors with 23 parking spaces for the apartments (including two disabled)
Methods	Biodiversity Net Gain Assessment using the 'The Biodiversity Metric 4.0' (Natural England, 2023).
Pre-development Baseline Biodiversity Value	4.88 habitat units 1.19 Hedgerow units
Post-Development Biodiversity	The total net change for biodiversity on Site is an increase of 0.4 units totalling an 8.16% gain in habitat units. The post-development biodiversity value is 5.28 units.
Compensation Strategy	No compensation strategy is required due to onsite habitat creation
Recommendations	A detailed landscape planting plan should be provided which secures the habitat creation detailed at the Site. A Habitat Management Plan (HMP) should accompany the final design to ensure the condition assessments of the created and enhanced habitats are achieved long term. These can be secured as part of a planning condition to ensure that the target condition of habitats and time to the condition are achieved.



1. Introduction/Background

1.1 Author

- 1.1.1 The Principal Author of this report is Laura Carter BSc (*Hons*), (Senior Ecologist). The Principal Author has over five years of professional experience in ecological consultancy and has worked on projects ranging in scale including commercial and residential sites. The Principal Author currently holds a Class 2 survey licence from Natural England for bats (*Chiroptera* spp.) and Class 1 survey licence for Great Crested Newts (GCN) (*Triturus cristatus*) and is a Qualifying member of the Chartered Institute of Ecology and Environmental Management ('CIEEM'), she is therefore subject to CIEEM's Code of Professional Conduct.
- 1.1.2 The detail provided within this report is a true and accurate reflection of the professional opinion of the Principal Author based on the information provided.

1.2 Purpose and Brief

- 1.2.1 Macc Group (the Client) commissioned Wharton Natural Infrastructure Consultants Ltd (Wharton) to undertake a Biodiversity Net Gain ('BNG') Assessment of Bushloe House, Wigston (see land within the red line boundary on Appendices 1 and 2), known herein as 'the Site').

1.3 Description of Site and Local Area

- 1.3.1 The Site is located to the north of Station Road in Wigston. It is centred approximately at National Grid reference SP 6006g 98770.
- 1.3.2 The Site comprised a Grade II listed building that was built in 1850 and a two-storey wing extension from the 1970s. Within the wider grounds there are further outbuildings, providing a mix of older single-storey office accommodation, garages and shed, with greenhouses and extensive parking facilities.
- 1.3.3 The Site is surrounded by residential properties on all boundaries and is screened from the road by mature trees.

1.4 The Proposed Development

- 1.4.1 The Proposed Development is to provide an 80 bed care home (Use Class C2) over three storeys, with facilities in the roof space 30 parking spaces for the care home (including two disabled) along with 21 apartments (Use Class C2) - 10 apartments in converted Bushloe House over three floors and 11 apartments in new extension over three floors with 23 parking spaces for the apartments (including two disabled)
- 1.4.2 This will involve the demolition of some of the buildings on Site and the construction of an additional building within the western extent of the Site.
- 1.4.3 The proposals detailed above will be referred to throughout this report as the 'Proposed Development'. The Proposed Site Plan can be seen at Appendix 5.



1.5 Reference Documents

1.5.1 This document has been prepared with reference to the following documents in Table 1:

Table 1. Reference Documents

Document Name	Document Reference	Prepared By	Date
Proposed Site Plan	Bushloe House, Wigston V1 X1121	Macc Group (Macc Group, 2023)	2023
Landscape Plan	2209MAC -WIG-A1-C	Capeling Landscape Design (Capeling Landscape Design Ltd, 2023)	2023

- 1.5.2 This BNG Assessment has been produced based on the 'Proposed Site Plan' which details the layout of the Site (Macc Group, 2023) as detailed above and located at Appendix 5.
- 1.5.3 If the Site layout is subject to any future revisions the BNG assessment must be amended to reflect any changes.



2. Relevant Planning Policy

2.1.1 Planning policies which are relevant to the Proposed Development are summarised below in Table 2.

Table 2. Planning Policy Relevant to the Proposed Development

Planning Policy	Relevance to the Proposed Development
<p>National Planning Policy Framework (Department for Communities and Local Government, 2023)</p>	<p>Section 174 of the NPPF states that in order to protect biodiversity, plans should "promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity".</p> <p>Section 180a and 180c (respectively) of the NPPF state:</p> <p>"If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".</p>

*Full policy text should be referred to as table text is a summary only.

Local Planning Policy

2.1.2 The Borough of Oadby and Wigston Local Plan 2011 – 2031 Adopted April 2019 (Oadby and Wigston, 2019) has been reviewed and an excerpt is provided at Appendix 4.



3. Methodology

3.1 Biodiversity Net Gain Assessment Calculation Tool

3.1.1 The BNG calculation tool used for this assessment is 'The Biodiversity Metric 4.0' published in April 2023 by Natural England (Natural England, 2023).

3.1.2 This tool is used to objectively calculate biodiversity losses and gains for terrestrial habitats in relation to development.

3.2 Habitat Condition Assessment

3.2.1 The habitats at the Site were originally categorised using the UK Habitat Classification Version 1.1 (Butcher, Carey, Edmonds, Norton, & Treweek, 2020). The Biodiversity Metric 3.1 requires all habitat data to be categorised according to the UK Habitat Classification.

3.2.2 The habitats at the Site have been mapped to reflect this; they are illustrated on the UK Habitat Classification Plan in Appendix 2.

3.2.3 The type and condition of habitats on Site were assessed to establish their biodiversity value. The condition assessment of the habitats has been carried out based on a condition assessment undertaken during the Site visit on 06 August 2023.

3.2.4 The condition assessments of the habitats at the Site were made using a technical supplement of The Biodiversity Metric 4.0.

3.2.5 The habitat distinctiveness used is always the default setting with The Biodiversity Metric 4.0.

3.3 Limitation

3.3.1 There is no significant limitation to the assessment.



4. Biodiversity Net Gain Assessment

4.1 Site Habitat Baseline

4.2 Overview

- 4.2.1 The Site is 1.01 hectares in size.
- 4.2.2 The habitats present within the Site comprised several buildings, hardstanding, modified grassland with scattered trees, bramble scrub and lines of trees.
- 4.2.3 Trees were noted within the Site boundary have been recommended to be retained.
- 4.2.4 A plan of the habitats detailed below is provided at Appendix 2 showing both pre and post development habitats.
- 4.2.5 Condition assessment criteria for existing habitats at the Site is provided at Appendix 6.

Urban – Developed land sealed surface and building– u1b5 & u1b6

- 4.2.6 There were several buildings with driveways, paths and parking facilities present throughout the Site.
- 4.2.7 Some of the existing buildings will be demolished to facilitate the Proposed Development.
- 4.2.8 The Grade II listed portion of the main building along with some of the parking facilities will be retained.
- 4.2.9 The total area for this habitat is 0.625 ha. A total of 0.451ha will be retained as part of the Proposed Development.
- 4.2.10 Buildings and hardstanding have no habitat value within the biodiversity metric.

Modified grassland – g4

- 4.2.11 Modified grassland was the dominant vegetative habitat at the Site.
- 4.2.12 The grassland comprised a lawn area that was regularly mown with occasional planting beds and scattered trees.
- 4.2.13 The total area for this habitat was 0.32 ha providing 1.28 habitat units.
- 4.2.14 A total area of 0.2 hectares of modified grassland will be retained as part of the Proposed Development. The loss of habitat equates to a loss of 0.48 habitat units.
- 4.2.15 The condition of the grassland at the Site is *moderate* based on the condition assessment provided at Appendix 6.

Bramble Scrub-h3d

- 4.2.16 Bramble scrub habitat was present in disused areas of the Site especially surrounding the greenhouses.
- 4.2.17 The total area for this habitat was 0.039 ha providing 0.15 habitat units. A total of 0.01ha will be lost to facilitate the Proposed Development and 0.026 ha will be enhanced.
- 4.2.18 There is no condition assessment for bramble scrub. Bramble scrub is assigned condition by default.

Line of trees-w1g6

- 4.2.19 The line of trees habitat at the Site comprised 0.298km in total along the eastern and western boundaries.
- 4.2.20 The total area for this habitat was 0.298km providing 1.19 hedgerow units.



- 4.2.21 The line of trees will be retained as part of the Proposed Development.
- 4.2.22 The condition of the line of trees at the Site is *moderate* based on the condition assessment provided at Appendix 6.

Individual trees

- 4.2.23 The individual trees on Site comprise 3 large, 5 medium and 3 small trees, all of which were in moderate condition. The area of tree habitat at the Site comprised 0.424ha.
- 4.2.24 The trees will be retained as part of the Proposed Development and provide 3.4 habitat units.
- 4.2.25 The condition of the trees at the Site was *moderate* based on the condition assessment provided at Appendix 6.

On-Site Baseline

- 4.2.26 The existing biodiversity units of the Site based on the information provided above is **4.88 habitat units and 1.19 hedgerow units**.

4.3 On-Site Habitat Creation

- 4.3.1 The habitats to be created within the Site are developed land, sealed surface (including buildings) and paving including gravel pathways and decking along with modified grassland, and mixed scrub will be created beneath the tree lines in appropriate areas.
- 4.3.2 The Proposed Site Plan (Macc Group, 2023) and Landscape Plan (Capeling Landscape Design Ltd, 2023) on which this Biodiversity Net Gain Assessment is based, are provided at Appendix 5.
- 4.3.3 A proposed condition assessment for each created habitat has been detailed at Appendix 7. These condition assessments are subject to the production of a detailed habitat management plan to achieve the stated conditions.

Developed land sealed surface- u1b (u1b5 and u1b6)

- 4.3.4 The Site will be dominated by two buildings forming an 80-bed care home and associated offices, with hardstanding access and parking. The total area of created developed land and sealed surface within the Site will be 0.088 ha.
- 4.3.5 This habitat has *very low* distinctiveness and a condition score of *N/A- other* (a condition score cannot be assigned to this habitat as it provides negligible ecological benefits).
- 4.3.6 The developed land, sealed surface provides no habitat units for the Site.

Modified grassland- g4

- 4.3.7 The Proposed Development will include created areas of modified grassland totalling 0.05ha.
- 4.3.8 The modified grassland habitat created on Site will be sown with Emorsgate EM1 flowering lawn seed mix. The area of grassland to the south will be managed to achieve moderate condition with a species diversity of 6-8 species per m² and discrete areas of modified around the buildings will achieve poor condition.
- 4.3.9 This habitat has low distinctiveness, condition scores are provided at Appendix 7.
- 4.3.10 Appropriate management must be implemented to ensure the moderate condition area will be achieved; this can be secured through an appropriately worded condition for a habitat management plan.
- 4.3.11 The modified grassland provides a total of 0.13 habitat units for the Site.

Mixed Scrub-h3h

- 4.3.12 The Proposed Development will include an area of mixed scrub totalling an area of 0.038 ha.



- 4.3.13 The mixed scrub will be managed to achieve a moderate condition by ensuring at least three woody species are present throughout 75% of the area, maintaining an absence of invasives, and providing a varied age range through appropriate management including thinning of scrub to encourage natural regeneration.
- 4.3.14 This habitat has medium distinctiveness, and a condition score of *moderate* based on the condition assessment provided at Appendix 7.
- 4.3.15 Appropriate management must be implemented to ensure moderate condition will be achieved; this can be secured through an appropriately worded condition for a habitat management plan.
- 4.3.16 The mixed scrub provides a total of 0.26 habitat units for the Site.

Other neutral grassland- g3c

- 4.3.17 The Proposed Development will include created areas of other neutral grassland totalling an area of 0.055ha.
- 4.3.18 The other neutral grassland will be sown with Emorsgate EM2 meadow seed mix.
- 4.3.19 This habitat will have medium distinctiveness and a condition score of poor based on the criteria detailed in Appendix 7.
- 4.3.20 The other neutral grassland provides a total of 0.20 habitat units for the Site.

Vegetated Garden

- 4.3.21 The Proposed Development will include created planting and garden areas totalling 0.07ha.
- 4.3.22 This habitat has low distinctiveness and no condition score.
- 4.3.23 The vegetated garden provides a total of 0.14 habitat units for the Site.

Individual Tree

- 4.3.24 Individual trees will be planted within the Proposed Development comprising 13 small trees in moderate condition. The total area of tree habitat at the Site comprised 0.053 ha.
- 4.3.25 The planted trees provide 0.16 habitat units.
- 4.3.26 The condition of trees will be moderate based on the condition assessment provided at Appendix 7.

4.4 On-Site Habitat Enhancement

Bramble Scrub to Mixed Scrub

- 4.4.1 The Proposed Development will include enhancing the retained areas of bramble scrub to mixed native scrub and total an area of 0.026 ha.
- 4.4.2 The enhanced habitat has medium distinctiveness and a proposed condition of moderate as detailed in Appendix 8.
- 4.4.3 The enhanced scrub habitat provides a total of 0.19 habitat units for the Site.

4.5 Habitat Trading Requirements

- 4.5.1 The Proposed Development will achieve a gain of 8.16% in habitat units and 0% hedgerow units within the Site.
- 4.5.2 The Proposed Development satisfies the trading rules outlined in Biodiversity Metric 4.0 (Natural England, 2023).

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4.6 Results

- 4.6.1 Based on the Proposed Site Plan (Macc Group, 2023) and the accompanying Landscape Plan (Capeling Landscape Design Ltd, 2023) see Appendix 5, There will be an **overall biodiversity gain of 0.4 habitat units and 0.00 hedgerow units** as a result of the Proposed Development.
- 4.6.2 Biodiversity Net Gain Calculation 'Headline Results' are provided in Appendix 3.



5. Conclusion

- 5.1.1 The Site comprised grassland and the urban environment comprising large areas of modified grassland, buildings and hardstanding with scattered trees.
- 5.1.2 The Proposed Development is to provide an 80 bed care home (Use Class C2) over three storeys, with facilities in the roof space 30 parking spaces for the care home (including two disabled) along with 21 apartments (Use Class C2) - 10 apartments in converted Bushloe House over three floors and 11 apartments in new extension over three floors with 23 parking spaces for the apartments (including two disabled)
- 5.1.3 The existing biodiversity value of the Site is **4.88 habitat units and 1.19 hedgerow units**.
- 5.1.4 Based on the Proposed Site Plan (Macc Group, 2023) the Proposed Development will result in an **overall biodiversity gain of 0.4 habitat units (8.16%) and 0.00 hedgerow units (0%)**
- 5.1.5 The Proposed Development value will be **5.28 habitat units and 1.19 hedgerow units** and satisfies the trading rules required by the trading standards of the DEFRA metric (Natural England, 2023).
- 5.1.6 An appropriate Habitat Management Plan (HMP) must accompany the final landscape designs to ensure the condition criteria set out within this report for habitat creation is achieved. This can be achieved by an appropriately worded condition.

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References

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Appendix 1 – Site Location Plan (Google Earth Pro, 2023)



Heatherley Grove

Oadby & Wigston Borough Council Offices

Station Rd

Avington Ct

B582

Google Earth
Bicycle Parking

50 m












Appendix 2 – UK Habitat Classification Map (baseline and proposed)



Scale: 1:500

 Red Line Boundary
 Bramble scrub
 Developed land; sealed surface
 Modified grassland
 Vegetated garden
 Line of trees
 Individual Tree

Date: 28/11/2023

Client: Macc group

Project: Bushloe House

Title: Baseline BNG

Map file reference	Plan No.
231128 1501 BBNG V1	E001

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Scale: 1:500



- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Mountain heaths and willow scrub
- Other neutral grassland
- Vegetated garden
- Line of trees
- Individual Tree

Daddy & Wigston
Borough Council Offices

B582

Date: 28/11/2023

Client: Macc Group

Project: Bushloe House

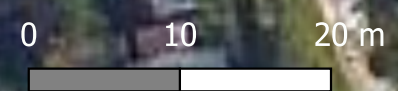
Title: Proposed BNG

Map file reference	Plan No.
231128 1501 PBNG V1	E001

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Appendix 3 – Biodiversity Net Gain Assessment Headline Results (Natural England, 2023)

Scroll down for final results ▲

On-site baseline	<i>Habitat units</i>	4.88	
	<i>Hedgerow units</i>	1.19	
	<i>Watercourse</i>	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	5.28	
	<i>Hedgerow units</i>	1.19	
	<i>Watercourse</i>	0.00	
On-site net change (units & percentage)	<i>Habitat units</i>	0.40	8.16%
	<i>Hedgerow units</i>	0.00	0.00%
	<i>Watercourse</i>	0.00	0.00%
Off-site baseline	<i>Habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse</i>	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse</i>	0.00	
Off-site net change (units & percentage)	<i>Habitat units</i>	0.00	0.00%
	<i>Hedgerow units</i>	0.00	0.00%
	<i>Watercourse</i>	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.40	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse</i>	0.00	
Spatial risk multiplier (SRM) deductions	<i>Habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse</i>	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.40	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse</i>	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	8.16%	Total net gain
	<i>Hedgerow units</i>	0.00%	Total net gain
	<i>Watercourse</i>	0.00%	
Trading rules satisfied?	Yes ✓		



Appendix 4 - Local Planning Policy Excerpts (Oadby and Wigston , 2019)

Policy 37 Biodiversity and Geodiversity

The Council will look to support development proposals that proactively seek a net gain and:

- Conserve, protect and enhance biodiversity and geodiversity through minimising loss of valued features in the landscape, such as, hedgerows, woodland, trees, ponds and wetland.

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- Conserve and protect irreplaceable woodland, such as ancient woodland or veteran trees.
- Mitigate for any loss of valuable assets through applying measures for reinstatement, replacement or on / off site compensatory work that will enhance or recreate those habitats in circumstances when loss of the original habitat is unavoidable through development; and,
- Explore opportunities to restore, enhance, create or connect with established natural habitats as an integral feature of the proposed scheme.

Where development will have known detrimental impacts or cause lasting harm to the natural habitats in that location, the Council will compensate for that loss through effective conditions in the planning decision or by seeking developer contributions to contribute towards off-site mitigation measures.

Working in collaboration with developers, as well as local and national agencies with ecological and geological expertise, the Council will identify, conserve, protect and enhance natural assets, so that habitats and species can thrive and help to create rich biodiversity within the Borough for future generations to enjoy.

The Council will also protect trees with Tree Preservation Orders associated to them. All proposals must also take account of the guidance set out in the Council's Tree Strategy.



Appendix 5 – Site Layout (Macc Group, 2023)



Flowering Lawn Seed Mix
 Use Emorsgate EL1 seed mix with all preparation, application and maintenance to be as per manufacturers recommendations.

Meadow Seed Mix
 Use Emorsgate EM2 seed mix with all preparation, application and maintenance to be as per manufacturers recommendations.

Boundary Hedge
 Gaps in existing boundary hedge to be filled as necessary with bare root 60-80cm native mix: Acer campestre, Crataegus monogyna, Ilex aquifolium (C1), Ligustrum vulgare at 400mm spacing.

Planted areas
 All planted areas are to be rotavated or hand dug (Hand dig only within RPA) with all large stones, weeds and debris removed taking care not to damage the roots of existing trees and shrubs. Planted areas to have a minimum 450mm topsoil over free-draining substrate. Prior to planting the areas are to be covered with a 50mm layer of suitable compost. After planting all areas are to be mulched with 50-70mm bark chippings or gravel and membrane. All trees to be properly staked and tied. During construction avoid excessive site traffic and storage of materials, fuel etc on areas which are to be planted.

Levels
 Levels to be as per architects/engineers drawings.

Existing Trees and Planting
 All tree removal, retention and maintenance to be as per arb report recommendations.

Amenity borders:
 Borders close to buildings and parking areas. All plants specified are to be suitable and appropriate for their individual position and aspect. The scheme will seek to provide year round colour, structure and interest with a high percentage of wildlife friendly species. Sensory planting is to be specified for enclosed garden borders.

Tree Planting
 Planting of mixed size specimen standard trees. Size at planting 10-12cm - 14-16cm container stock

Amenity Borders: Plant list

- Acer campestre 'Streetwise'
- Acer griseum
- Betula pendula
- Crataegus monogyna
- Crataegus prunifolia
- Sorbus 'Cardinal Royal'
- Tilia 'Greenspire'
- Malus sylvestris
- Prunus 'Amanagowa'

Amenity Borders: Plant list

- Viburnum sp.
- Hebe sp.
- Lavandula sp.
- Deschampsia 'Goldtau'
- Vinca minor
- Cornus sp.
- Polystichum setiferum
- Sarcococca hookeriana
- Ajuga reptans
- Bergenia sp.
- Echinacea sp.
- Thymus sp.
- Rosmarinus
- Lonicera sp.
- Skimmia sp.
- Amelanchier sp.
- Mahonia sp.
- Geranium sp.
- Caryopteris sp.
- Dryopteris affinis
- Rosa sp.

Topiary specimens -

- Ilex crenata
- Photinia sp.
- Laurus nobilis



Principle Materials



Tobermore Antro Block Paving | Marshalls Perfecta slab paving | Marshalls Piora permeable block paving to parking bays | Resin bound aggregate paths with steel edge and no-dig construction | 2m close board fencing with matching gate | 1.2m Ball-topped railings | Entrance gate pillars - Haddonstone or similar approved

Client:
MACCO LIVING

Project: Proposed Care Home Development - Station Road, Wigston

Drawing: Landscape Layout

Scale: 1:200 @ A1 (All dimensions must be checked on site)

Drawing: 2309MAC-WIG-1
 Date: 24/11/23
 Version: C
 Drawn by: AJC

22 Gladstone Street
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PLANNING



Elements included



Landscape Implementation:
 Hard Landscaping to be completed as soon as possible and practical following completion of the main construction phase.
 Soft Landscape implementation shall be undertaken by the end of the next available planting season following completion of the main construction phase, hard landscaping and during the following periods/conditions:

- Deciduous trees and bare root shrubs/hedging: Late October to late March.
- Container grown plants: At any time that the ground is not frozen or excessively dry.
- Seeding/Turfing: At any time that the ground is not frozen or excessively dry. Ideally Spring or Autumn.

All soft Landscaping to be monitored and watered as necessary until fully established, usually the first summer and spring/autumn dry periods after planting.

Client:



Project: Proposed Care Home Development - Station Road, Wigston

Drawing: Landscape Layout

Scale: 1:200 @ A1 (All dimensions must be checked on site)

Drawing: 2309MAC-WIG-2
 Date: 24/11/23
 Version: C
 Drawn by: AJC

PLANNING

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Appendix 6 – Habitat Condition Assessments for On-site Baseline Habitats

Modified Grassland- g4

Condition Assessment Criteria		Pass/Fail
1	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.	PASS
2	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.	FAIL
3	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	PASS
4	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.	FAIL
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	PASS
6	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	PASS
7	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS
Final Condition (based on passing 5 of 7 criteria)		Moderate

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Line of Trees- w1g6

Condition Assessment Criteria		Pass/Fail
1	At least 70% of trees are native species.	PASS
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	PASS
3	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	FAIL
4	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	FAIL
5	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	PASS
Final Condition (based on passing 3 of 5 criteria)		Moderate

Individual trees

Condition Assessment Criteria		Pass/Fail
1	The tree is a native species (or at least 70% within the block are native species).	FAIL
2	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).	PASS
3	The tree is mature (or more than 50% within the block are mature).	PASS
4	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.	PASS
5	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FAIL
6	More than 20% of the tree canopy is oversailing vegetatio beneath	PASS
Final Condition (based on passing 4 of 6 criteria)		Moderate



Appendix 7 – Habitat Condition Assessments for Created Habitats

Modified Grassland- g4 – Landscaped Areas

Condition Assessment Criteria		Pass/Fail
1	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.	FAIL
2	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.	FAIL
3	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	PASS
4	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.	FAIL
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	PASS
6	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	PASS
7	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS
Final Condition (based on passing 4 of 7 criteria but failing essential criterion 1)		Poor

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Mixed Scrub-h3h

Condition Assessment Criteria		Pass/Fail
1	<p>The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type.</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>	PASS
2	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	PASS
3	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	PASS
4	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	FAIL
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.	FAIL
Final Condition (based on passing 2/3 of 5 criteria)		Moderate

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Other neutral grassland – g3c

Condition Assessment Criteria		Pass/Fail
1	<p>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.</p> <p>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</p>	FAIL
2	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.	PASS
3	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	PASS
4	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%.	PASS
5	<p>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.</p> <p>If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.</p>	PASS
6	<p>There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type.</p> <p>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</p>	FAIL
Final Condition (based on passing 4 of 6 criteria, but fails criteria 1)		Poor

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Individual trees

Condition Assessment Criteria		Pass/Fail
1	The tree is a native species (or at least 70% within the block are native species).	PASS
2	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).	PASS
3	The tree is mature (or more than 50% within the block are mature).	FAIL
4	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.	PASS
5	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	PASS
6	More than 20% of the tree canopy area is oversailing vegetation beneath	FAIL
Final Condition (based on passing 4 of 6 criteria)		Moderate



Appendix 8 – Habitat Condition Assessment Enhanced Habitats

Mixed Scrub-h3h

Condition Assessment Criteria		Pass/Fail
1	<p>The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type.</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>	PASS
2	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	PASS
3	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	PASS
4	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	FAIL
5	There are clearings, glades, or rides present within the scrub, providing sheltered edges.	FAIL
Final Condition (based on passing 2/3 of 5 criteria)		Moderate

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