# Biodiversity Net Gain Report

## Boundary Outlet,
## Park Lane,
## Shiremoor,
## North Tyneside,
## Tyne and Wear,
## NE27 0BS

**Provided for:**

Libra Textiles,
Boundary Mill,
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4th March 2024

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## Summary

The proposed development site has not been subject to an ecological survey or assessment prior to the work undertaken for this Biodiversity Net Gain report.

A desk study, habitat survey and condition assessments were carried out in February 2024 to inform a Biodiversity Net Gain assessment of a proposed development site at Boundary Outlet, Shiremoor, Tyne and Wear.

The following broad habitat types were present on the proposed development site:

- Introduced shrub
- Individual trees
- Groups of trees
- Scrub
- Grassland
- Buildings
- Car Parking and other hard standing

The proposed development site does not support any irreplaceable habitats.

The development proposals comprise an extension to the front of a retail unit, demolition of a detached retail unit and remodelling of the existing car park.

Landscaping plans include new areas of habitat within the proposed design, comprising areas of introduced shrub, neutral grassland, tress and species-rich hedgerow. The proposed layout focusses on maintaining habitat connectivity with the wider landscape with vegetation along the north, south east west boundaries being retained.

The proposed layout includes a gain in grassland habitat, introduced shrub, trees and species-rich hedgerow, along with a decrease in the area of hard standing and buildings.

The metric calculation shows that the trading rules have been met.

At the time of report preparation, the scheme expects to deliver 10.55% Biodiversity Net Gain.

No further work is required in order to achieve the necessary 10% Biodiversity Net Gain.

**Report contents**



**Appendices**

# 1 Introduction

**1.1** Biodiversity Net Gain (BNG) is an approach to development that attempts to leave biodiversity in a better state than before development. Where a development will have an impact on biodiversity, BNG requires developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected.

**1.2** In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This is referred to as Biodiversity Net Gain in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

**1.3** Under the statutory framework for biodiversity net gain, every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

**1.4** This report has been produced on behalf of Libra Textiles as part of the information required for a proposed development.

**1.5** Ecology Services UK Limited was commissioned in February 2024 to carry out a Biodiversity Net Gain assessment and to produce a report.

**1.6** It is proposed to seek planning permission for an extension to the front of a retail unit, demolition of a detached retail unit and remodelling of the existing car park. The proposed work will also involve both soft and hard landscaping.

**1.7** The information contained within this report comprises:

- The methodology used for the BNG assessment
- The baseline conditions of the proposed development site
- A brief description of the proposed design
- The BNG metric output

**1.8** This report complies with national best practice guidance as outlined in:

Chartered Institute of Ecology and Environmental Management (2021), *Biodiversity Net Gain Report and Audit Templates.* CIEEM, Winchester, UK.

## 1.9 Policy and legislation

| Policy and Legislation | Purpose | Relevance to proposed development site (PDS) |
|---|---|---|
| **National** | | |
| Environment Act 2021 | Provides a framework of environmental protection following UK's exit from EU. Includes measures on nature protection, water quality, clean air and other environmental protections. Includes a target to halt the decline of nature by 2030, and mandates Biodiversity Net Gain (BNG) for developments. | BNG is mandatory under schedule 7a of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).<br>Developments should comply with principles of BNG. |
| National Planning Policy Framework (revised 2021) | Sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. | Developments should contribute to and enhance the natural and local environment by protecting and enhancing biodiversity and geodiversity |
| **Local** | | |
| There is currently no Local Nature Recovery Strategy (LNRS) for North Tyneside Council. | | |
| North Tyneside Local Plan Adopted July 2017 | The Local Plan represents the Council approach towards shaping future sustainable development in the Borough. The Local Plan covers both strategic land allocations and wider development management policies that are important when deciding planning applications. | S5.1 Strategic Green Infrastructure<br>S4.4 Biodiversity and Geodiversity<br>DM5.7 Wildlife Corridors<br>DM5.9 Trees, Woodland and Hedgerows |
| Newcastle and North Tyneside Biodiversity Action Plan | This new Action Plan is a ten-year vision for the protection and enhancement of biodiversity in Newcastle & North Tyneside. The aim of the BAP is to ensure that we manage our natural environment more effectively to protect these natural resources and to leave a legacy that will benefit present and future generations. | Includes Managed Urban Greenspace |

***Table 1 – Policy and legislation***

The proposed development is not within or immediately adjacent to any designated sites.

The proposed development site is not within or immediately adjacent to any local wildlife sites or recognised ecological networks.

The overall assessment of Strategic Significance is regarded as Low; the proposed development site does not deliver any specific actions outlined in the North Tyneside Local Plan (July 2017) and Biodiversity Action Plan.

## 1.10 Personnel

Surveys and the assessment were carried out by Pat Waring and Janette Gazzard from Ecology Services UK Ltd.

Pat is a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over 26 years, including over 19 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Lancashire Police Authority, as well as the delivery of professional ecological training courses at a national level.

Pat has recognised and extensive experience and knowledge of ecological survey, design and undertaking of monitoring and condition assessment, and also impact assessment techniques; this includes surveys and assessment methods in respect of Biodiversity Net Gain.

Janette is a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over 20 years' experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills including habitat surveys, design and undertaking of monitoring and condition assessment, and also impact assessment techniques; this includes surveys and assessment methods in respect of Biodiversity Net Gain.

Pat and Janette have undertaken training in the following areas:

- UK Habitat classification
- Designing for Biodiversity Net Gain
- Statutory Biodiversity Metric for Mandatory Biodiversity Net Gain in England
- Mandatory Biodiversity Net Gain: The Policy
- Biodiversity Net Gain for watercourses

## 1.11 Advisory note

The information in this report represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule, survey findings in relation to habitats can generally be relied on for the season in which surveys took place. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

# 2 Objectives and methodology

## 2.1 General background

The brief for this work was to carry out a Biodiversity Net Gain assessment in relation to a proposed development site at Boundary Outlet, Shiremoor, North Tyneside in Tyne and Wear.

Information gathering involved a desk-based study and site surveys.

## 2.2 Desk-based study

The following sources were consulted as part of the desk-based study:

| Source | Data |
|---|---|
| North Tyneside Council https://my.northtyneside.gov.uk/ | Policies and legislation |
| MAGIC map website (https://magic.defra.gov.uk/) | Statutorily designated sites, important habitats and features |

***Table 1 – sources for desk-based study***

A general search was also made of other online resources, to check for any relevant information regarding the search area.

## 2.3 Field-based surveys

The following surveys were undertaken.

| Survey | Date | Surveyors |
|---|---|---|
| Daytime walkover survey | 11/2/2024 and 12/2/2024 | Pat Waring & Janette Gazzard |

***Table 2 – List of field-based surveys and dates***

### *2.3.1 Field survey*

Field surveys of the proposed development site was undertaken on the 11th and 12th February 2024. All habitat types were mapped and classified according to the UK Habitat Classification.

The terrestrial habitats listed within the DEFRA Statutory Biodiversity Metric are based on the UK Habitat Classification (UKHab).

An assessment of the proposed development site and adjacent areas to support protected and notable fauna and flora species was also undertaken

### *2.3.2 Condition assessment*

The following habitat types were subject to condition assessment:

- Introduced shrub
- Individual trees
- Groups of trees
- Scrub
- Grassland

Condition assessment is part of the requirement for BNG.

### *2.3.3 Statutory biodiversity metric calculation*

For BNG, biodiversity is measured in standardised biodiversity units.

The statutory biodiversity metric was used to measure the biodiversity value of habitats by calculating the number of biodiversity units.

The metric was used to:

- Calculate the baseline biodiversity value of the proposed development site
- Calculate the biodiversity value of the proposed site layout
- To identify the extent to which the proposed site layout delivers the statutory 10% gain

## 2.4 Limitations

### *2.4.1 Habitat Survey*

Inevitably with any ecological survey it cannot be guaranteed to detect all species and individuals, and surveys cannot be fully representative of all conditions. In this case, given the size and accessibility of the proposed development site, it was concluded that the baseline surveys provide a robust data set on which to carry out the BNG assessment. None of the limitations are considered likely to have materially affected the conclusions of this BNG assessment.

Observations were limited to surveys in February 2024. Limiting the survey period to February does not take account of plant growth through the year. It is likely that a number of flowering vascular plant species would not have been evident during the surveys.

### *2.4.2 General*

This report is based on the proposed development plans provided (please refer to appendix 3). Changes to the proposed development plans will require the statutory biodiversity metric calculation to be updated accordingly.

## 3 Baseline conditions of the proposed development site

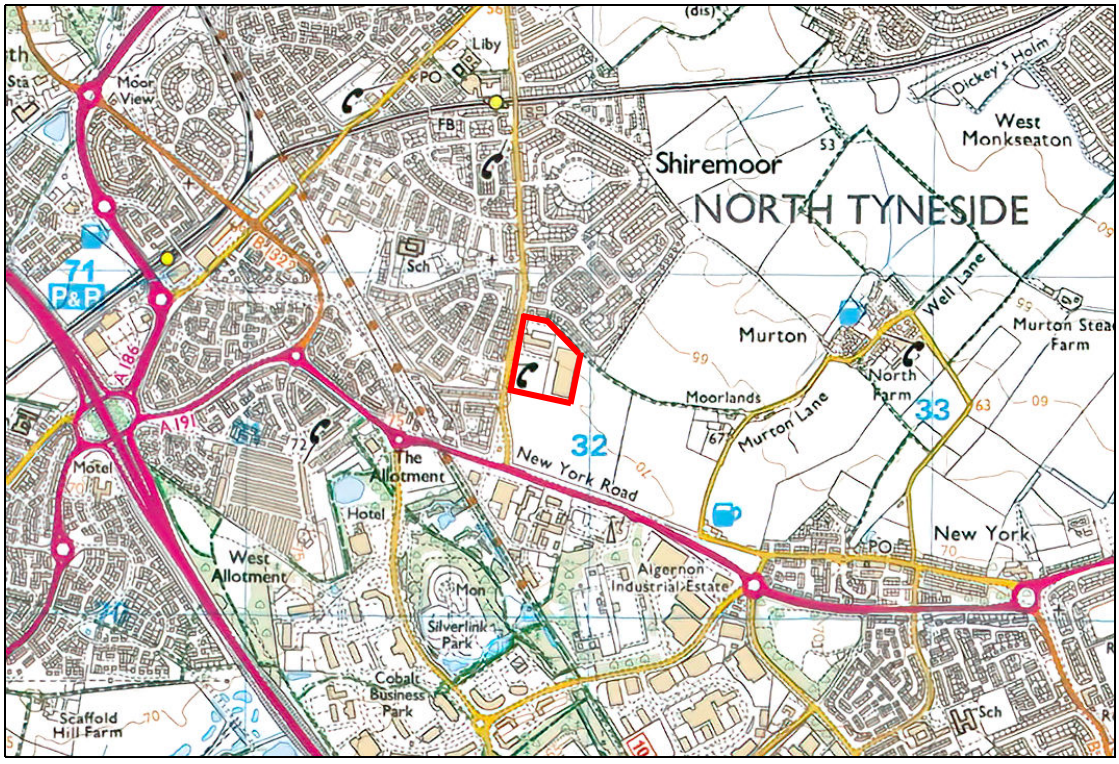
The central point of the proposed development site area is approximately NZ 31854 70763.

The proposed development site lies within a landscape where the land cover is dominated by a mixture of built development and open farmland, on the urban fringe of Shiremoor in North Tyneside.

The proposed development site, which is 3.75 hectares in size, comprises two buildings, extensive hard standing and car parking, introduced shrub beds, neutral grassland, individual trees, groups of trees and a small area of scrub.

The survey area is bounded by the following features:

North – fenceline and private gardens
South – fenceline and open farm field
East – fenceline and open farm field
West – fenceline and neutral grassland with planted trees




***Map 1 – 1:25 000 map showing Proposed development site (with red line boundary) and context***

***Image 1 – Wide aerial view showing context of proposed development site (marked by white box). Wider landscape features shown include built development, open farmland and urban greenspace.***

*3.1 Presence and condition assessment of sites and features designated for ecological reasons*

There are no statutory or non-statutory designated sites located within, adjacent to, or in close proximity to the proposed development site.

Sites and features designated for ecological reasons do not impact on BNG at the proposed development site.

*3.2 Presence and condition assessment of habitats*

*Introduced shrub*

Planted beds of non-native shrub species are established on-site, to the west of the disabled parking bays beside the outlet building. The introduced shrub beds have dense vegetation with occasional gaps, with predominantly bare ground beneath. The shrub beds had no signs of management at the time of survey.

Introduced shrub beds have high potential for use by nesting birds, and negligible potential for use by other protected species.

Two invasive non-native Cotoneaster species were found occasionally within the introduced shrub on site.

UK Habitat Classification – *introduced shrub u1, 116*

Existing area of habitat – 0.074ha

Condition assessment – *moderate (passes 2 of 3 core criteria)*

***Image 1 – introduced shrub beside disabled car park***

*Individual trees and groups of trees*

A mixture of native (60%) and non-native trees have been planted within the proposed development site. Tree planting is well-established, and the largest example lies along the north boundary. Planted tree species include hawthorn *Crataegus monogyna*, Norway maple *Acer platanoides,* ash *Fraxinus excelsior,* poplar *Populus sp.,* willow *Salix sp.,* sycamore *Acer pseudoplatanus,* alder *Alnus glutinosa,* cherry *Prunus sp*., Swedish whitebeam *Sorbus intermedia* and holly *Ilex aquifolium.* The vegetation beneath planted trees varies from neutral grassland to dense bramble *Rubus fruticosus* and nettles *Urtica dioica*. In terms of past and ongoing management, planted trees ranged from no signs of management (north boundary) to heavy pruning (south boundary). It was also noted that 24 trees had been cut some time before the survey following concerns expressed by adjacent property owners.

Planted trees have potential for use by nesting birds, and negligible potential for use by other protected species.

One invasive non-native species, Japanese rose *Rosa rugosa*, was found associated with the planted trees to the north boundary.

UK Habitat Classification – *individual trees and groups of trees u1, 1170*

Existing number of trees – 352 small trees, 4 medium trees

Condition assessment – *Moderate (passes 3 or more criteria)*

***Image 2 – planted trees along south site boundary – evidence of previous management, including pruning, can be clearly seen***

***Image 3 – planted trees along north site boundary – no signs of past management***

***Image 4 – planted trees along site entrance driveway***

*Scrub*

Very small, discrete stands of native scrub have established on the proposed development site. Examples of this habitat occur in the south east corner and close to the north west corner of the proposed development site. Scrub species are hawthorn *Crataegus monogyna,* elder *Sambucus nigra* and rose *Rosa sp.* Vegetation beneath scrub varies includes neutral grassland and ivy *Hedera helix*. Scrub stands showed no signs of management at the time of survey.

Scrub has potential for use by nesting birds, and negligible potential for use by other protected species.

No invasive non-native species were found associated with scrub.

UK Habitat Classification – *scrub u1, 330*

Existing area of habitat – 0.0043ha

Condition assessment – *Poor (passes 2 or fewer criteria)*

***Image 5 – scrub in south east corner of site***

*Grassland*

Neutral grassland occurs around the boundaries of the proposed development site. Grassland swards at the proposed development site differ slightly in the amount of grass and non-grass species (forbs) present. Plant species assemblages at the proposed development site are characteristic of areas which have been seeded, then occasionally subject to disturbance and enrichment. Species include red fescue *Festuca rubra,* ribwort plantain *Plantago lanceolata,* perennial rye grass *Lolium perenne,* cocksfoot *Dactylis glomerata,* ragwort *Senecio jacobaea*, bush vetch *Vicia sepium*, herb Robert *Geranium robertianum*, common mouse-ear *Cerastium fontanum*, white clover *Trifolium repens*, cleavers *Galium aparine*, daisy *Bellis perennis*, creeping buttercup *Ranunculus repens,* cut leaved cranesbill *Geranium dissectum,* annual meadow grass *Poa annua*, and the mosses *Calliergonella cuspidata* and *Rhytidiadelphus squarrosus.* All grassland areas had clearly been subject to mowing over an extended period of time.

Grassland areas have negligible potential for use by protected species.

No invasive non-native species were found within the grassland on site.

UK Habitat Classification – *other neutral grassland gc3*

Existing area of habitat – 0.356ha

Condition assessment – *Good (Passes 6 or 7 criteria including passing essential criterion A)*

***Image 6 – grassland along the east boundary***

*Buildings and hard standing*

The site supports two buildings and an extensive area of hard standing, primarily use for car parking.

UK Habitat Classification – *u1b5 – Buildings, u1b –Developed land: sealed surface*

Existing area of habitat – 3.312ha

Condition assessment – *not applicable*

***Image 7 – grassland by the site entrance***

# 4 Proposed design

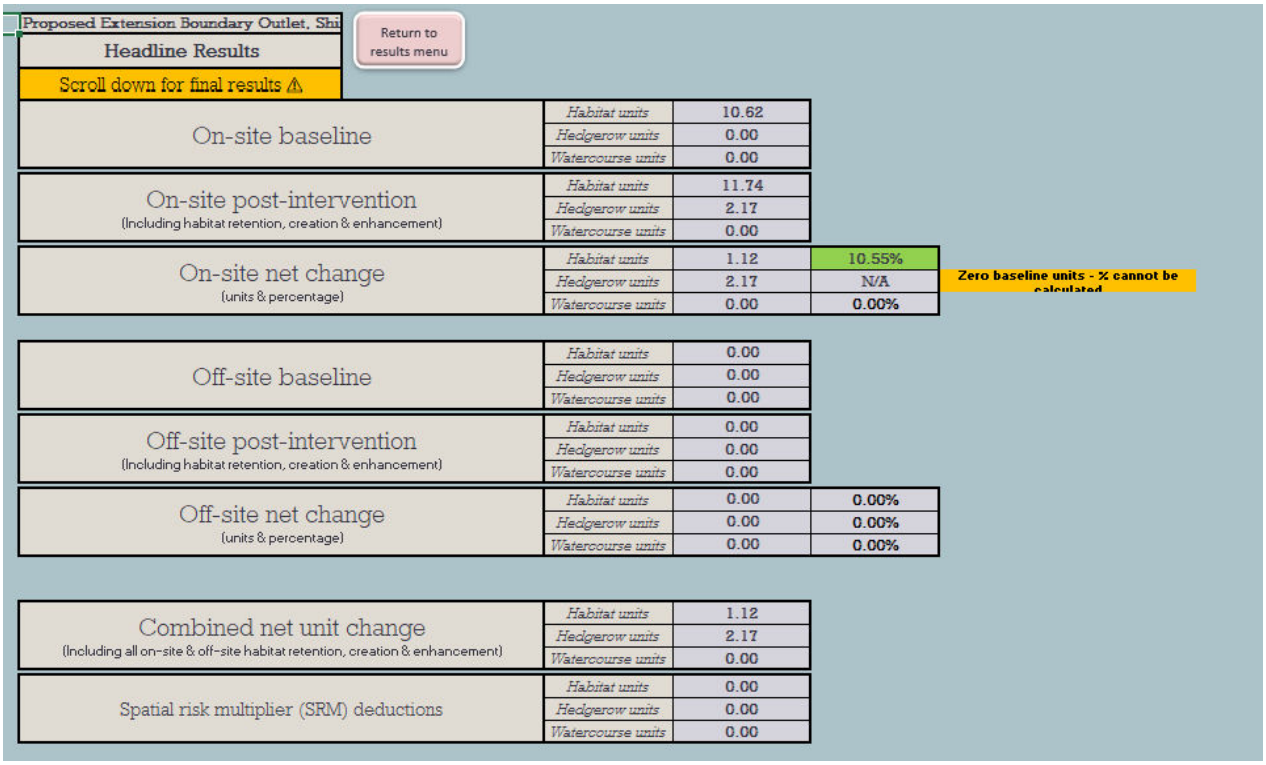
Please refer to the proposed site layout plan in appendix 3.

The proposed design incorporates the following elements:

- An extension to the front of a retail unit, demolition of a detached retail unit and remodelling of the existing car park
- Changes to the amount of grassland on-site, including a small reduction in area along the entrance drive, and provision of a new grassland area to the west and north of the car park
- Loss of the existing introduced shrub planting and establishment of new introduced shrub planting within the car park area
- A number of trees will be removed along the entrance drive and other trees will be planted along a new second entrance drive
- A new mixed, native-species hedgerow will be planted along the east site boundary
- A new mixed, native-species hedgerow will be planted between the car park and new grassland along the north site boundary

All of the above elements are captured in the metric calculation tool.

# 5 BNG metric – headline results and final results



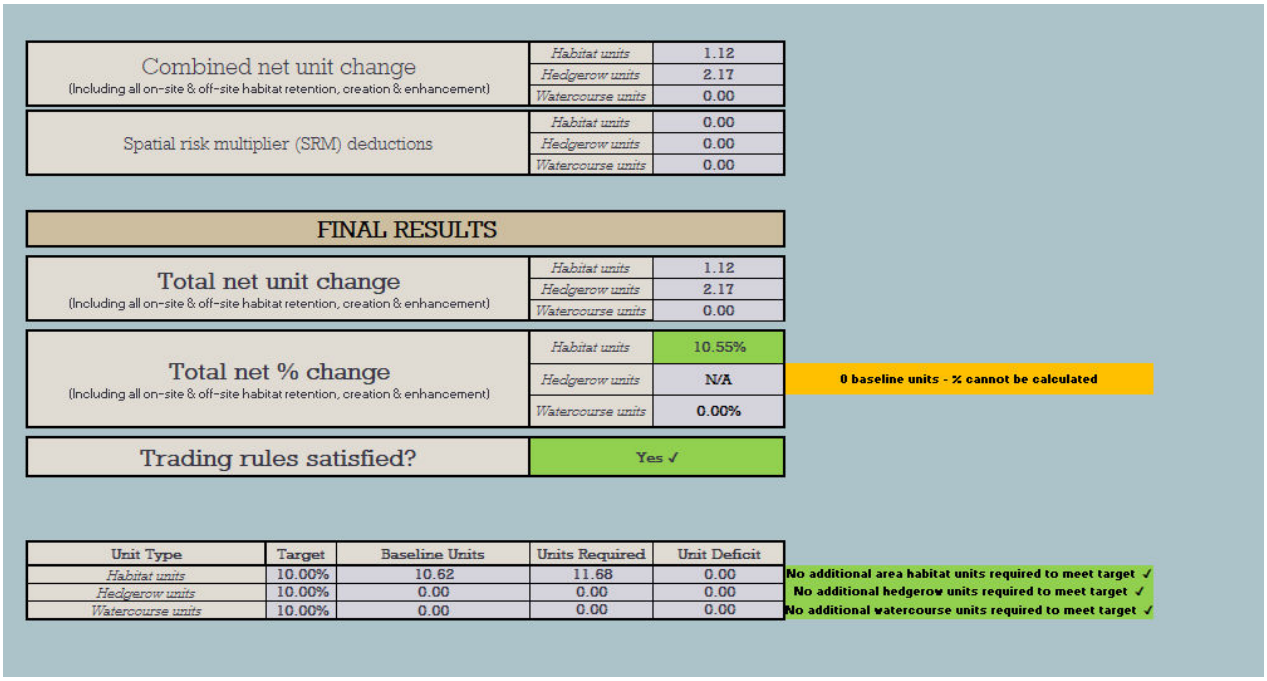
Proposed Extension Boundary Outlet, Shi

Return to results menu

**Headline Results**

Scroll down for final results ⚠

| | | | | |
|---|---|---|---|---|
| On-site baseline | *Habitat units* | 10.62 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| On-site post-intervention (Including habitat retention, creation & enhancement) | *Habitat units* | 11.74 | | |
| | *Hedgerow units* | 2.17 | | |
| | *Watercourse units* | 0.00 | | |
| On-site net change (units & percentage) | *Habitat units* | 1.12 | 10.55% | Zero baseline units - % cannot be calculated |
| | *Hedgerow units* | 2.17 | N/A | |
| | *Watercourse units* | 0.00 | 0.00% | |
| Off-site baseline | *Habitat units* | 0.00 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| Off-site post-intervention (Including habitat retention, creation & enhancement) | *Habitat units* | 0.00 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| Off-site net change (units & percentage) | *Habitat units* | 0.00 | 0.00% | |
| | *Hedgerow units* | 0.00 | 0.00% | |
| | *Watercourse units* | 0.00 | 0.00% | |
| Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement) | *Habitat units* | 1.12 | | |
| | *Hedgerow units* | 2.17 | | |
| | *Watercourse units* | 0.00 | | |
| Spatial risk multiplier (SRM) deductions | *Habitat units* | 0.00 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |



| | | | |
|---|---|---|---|
| Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement) | *Habitat units* | 1.12 | |
| | *Hedgerow units* | 2.17 | |
| | *Watercourse units* | 0.00 | |
| Spatial risk multiplier (SRM) deductions | *Habitat units* | 0.00 | |
| | *Hedgerow units* | 0.00 | |
| | *Watercourse units* | 0.00 | |

**FINAL RESULTS**

| | | | |
|---|---|---|---|
| Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement) | *Habitat units* | 1.12 | |
| | *Hedgerow units* | 2.17 | |
| | *Watercourse units* | 0.00 | |
| Total net % change (Including all on-site & off-site habitat retention, creation & enhancement) | *Habitat units* | 10.55% | |
| | *Hedgerow units* | N/A | 0 baseline units - % cannot be calculated |
| | *Watercourse units* | 0.00% | |
| Trading rules satisfied? | Yes ✓ | | |

| Unit Type | Target | Baseline Units | Units Required | Unit Deficit | |
|---|---|---|---|---|---|
| *Habitat units* | 10.00% | 10.62 | 11.68 | 0.00 | No additional area habitat units required to meet target ✓ |
| *Hedgerow units* | 10.00% | 0.00 | 0.00 | 0.00 | No additional hedgerow units required to meet target ✓ |
| *Watercourse units* | 10.00% | 0.00 | 0.00 | 0.00 | No additional watercourse units required to meet target ✓ |

The metric calculation tool is provided as a separate excel spreadsheet (Shiremoor V2.0 Statutory Biodiversity Metric Tool, Feb 2024), and should be referred to alongside this report.

# Biodiversity Net Gain Report

# Boundary Outlet, Park Lane, Shiremoor, North Tyneside, Tyne and Wear, NE27 0BS

# Appendices

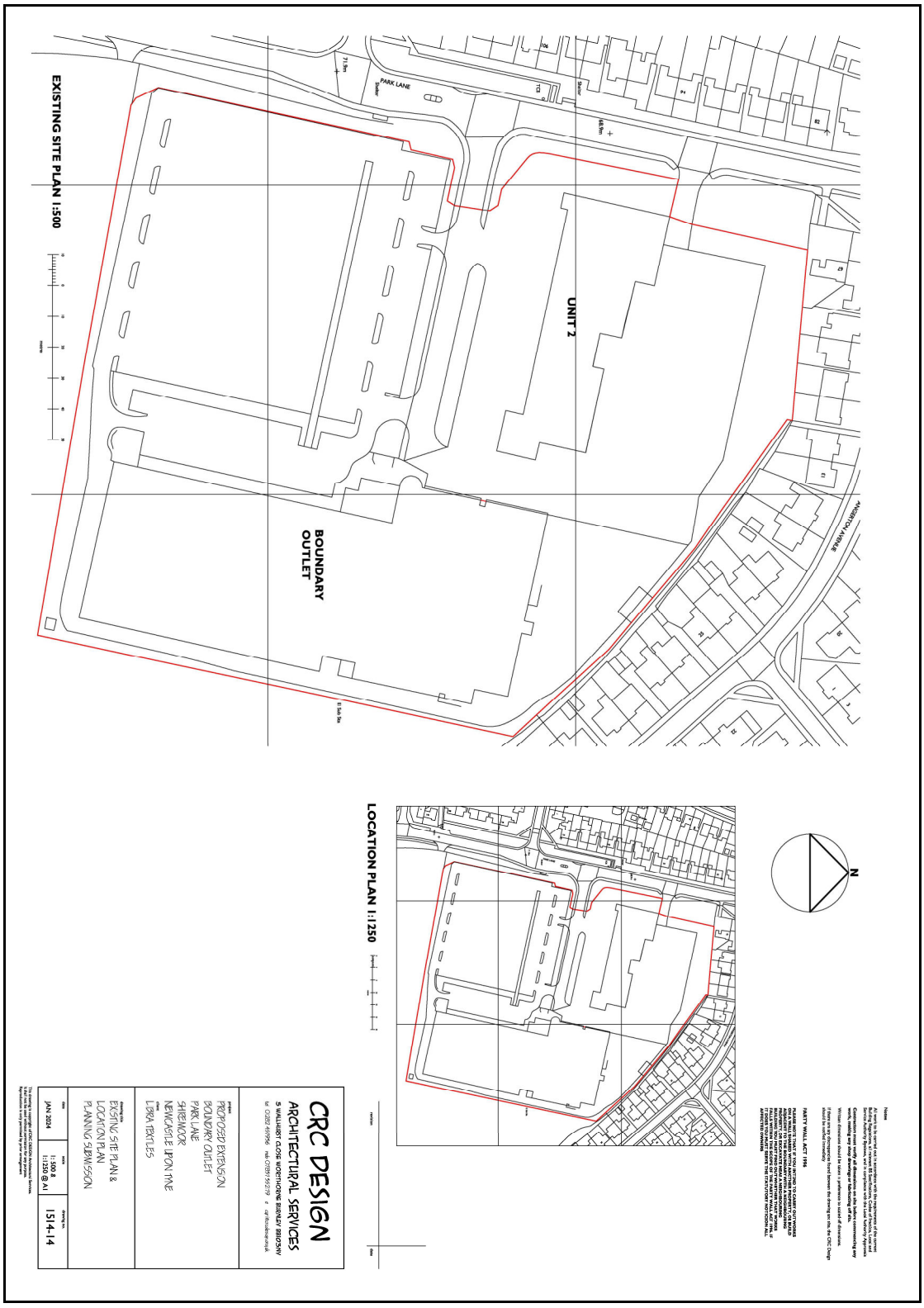
**Appendices**

App 1 – Existing site plan and location plan

App 2 - Map of existing habitats

App 3 – Proposed site plan

App 4 - Habitat Condition Assessment Sheets


EXISTING SITE PLAN 1:500
PARK LANE
UNIT 2
BOUNDARY OUTLET
MARSHOW MEWS
LOCATION PLAN 1:1250
N
CRC DESIGN
ARCHITECTURAL SERVICES
5 WALLHEAD CLOSE, WORTHORN, BERKLEY, BRIDSHY
PROPOSED EXTENSION
BOUNDARY OUTLET
PARK LANE
SHIREMOOR
NEWCASTLE UPON TYNE
LIBRA TEXTILES
EXISTING SITE PLAN &
LOCATION PLAN
PLANNING SUBMISSION
JAN 2024
1:500 &
1:1250 @ A1
1514-14


Key to Map
Individual trees
Tree group
Scrub
Neutral grassland
Shrubs
Buildings
Hardstanding
Proposed development site
ecology
SERVICES UK LTD
Appendix 2
Map of Existing Habitats
Boundary Outlet
Park Lane, Shiremoor,
Newcastle-upon-Tyne
NE27 0BS
BNG on-site baseline map
reference: ESUK/
Shiremoor/2024
Date: 21st February 2024
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kilometers
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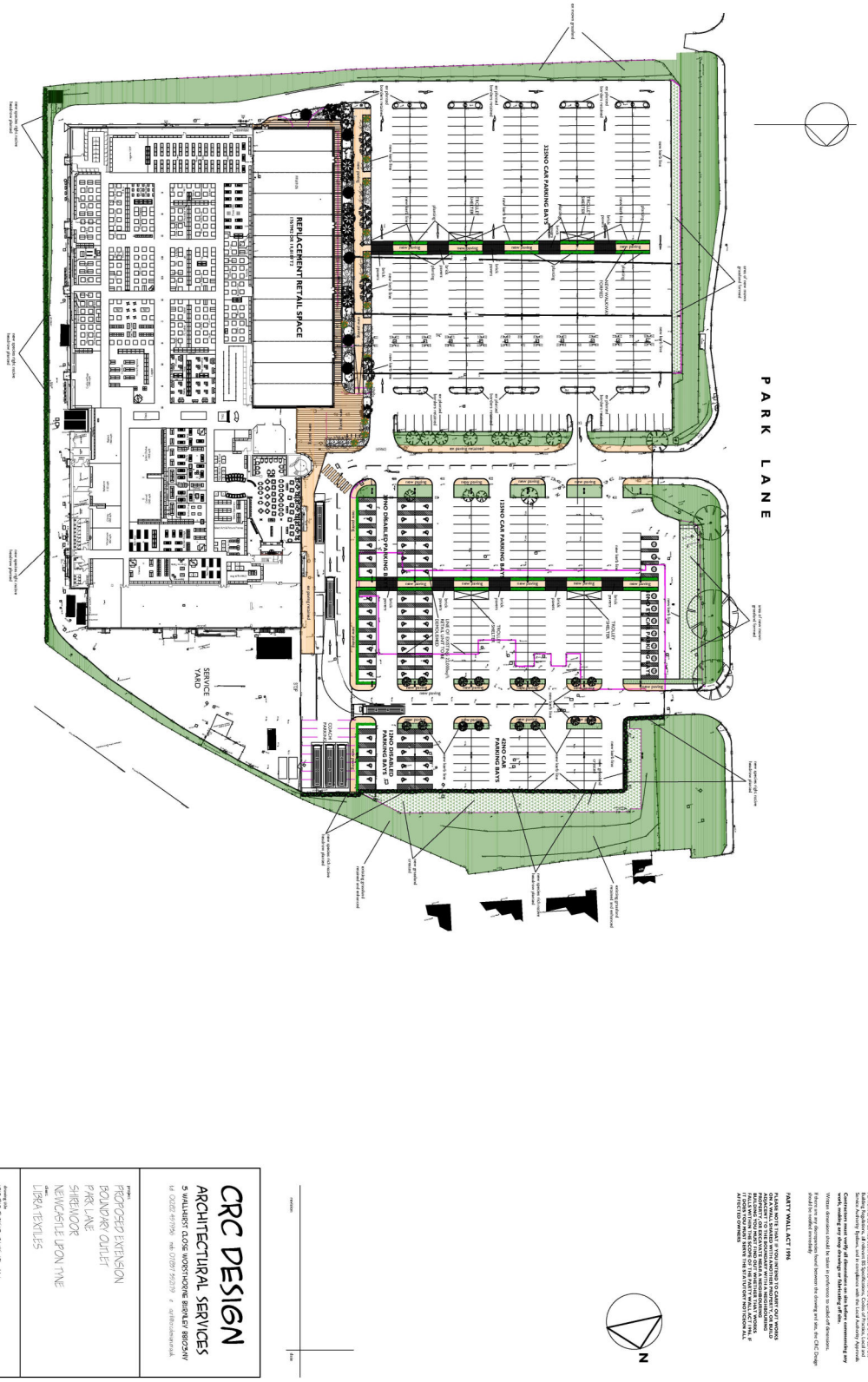
PARK LANE
REPLACEMENT RETAIL SPACE
322NO CAR PARKING BAYS
12NO DISABLED PARKING BAYS
122NO CAR PARKING BAYS
42NO CAR PARKING BAYS
SERVICE YARD
N
CRC DESIGN
ARCHITECTURAL SERVICES
PROPOSED EXTENSION
BOUNDARY OUTLET
PARK LANE
SHIREMOOR
NEWCASTLE UPON TYNE
LIBRA TEXTILES
PROPOSED SITE PLAN
HARD & SOFT LANDSCAPING
PLANNING APPLICATION
FEB 2024
1:500 @ A1
1514-16

**Appendix 4 Habitat Condition Assessment Sheets – Boundary Outlet, Shiremoor**

| URBAN (introduced shrub u1, 116) | | | |
|---|---|---|---|
| **Condition Assessment Criteria** | | **Criterion passed (Yes or No)** | **Notes (such as justification)** |
| Core Criteria - must be assessed for **all urban habitat types**: | | | |
| A | Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. | Yes | Established, mixed species and structure of flowering and fruiting shrubs |
| B | The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year. | Yes | Established, mixed species and structure of flowering and fruiting shrubs |
| C | Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. | No | Cotoneaster species present within amenity planting |
| | **Number of criteria passed** | 2 | |

| **Condition Assessment Result** | **Condition Assessment Score** | **Score Achieved ×/✓** |
|---|---|---|
| Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**: | | |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C. | Good (3) | |
| • Passes 2 of 3 core criteria;<br>OR<br>• Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C. | Moderate (2) | ✓ |
| • Passes 0 or 1 of 3 core criteria. | Poor (1) | |

**Appendix 4 Habitat Condition Assessment Sheets – Boundary Outlet, Shiremoor**

| URBAN TREES (individual trees and groups of trees u1, 1170) | | | |
|---|---|---|---|
| **Condition Assessment Criteria** | | **Criterion passed (Yes or No)** | **Notes (such as justification** |
| A | The tree is a native species (or at least 70% within the block are native species). | No | |
| 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). | Yes | |
| C | The tree is mature (or more than 50% within the block are mature)[1]. | No | |
| 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. | No | Excessive pruning to trees along south boundary. Damages also due to presence of tree ties and stakes |
| E | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. | Yes | |
| F | More than 20% of the tree canopy area is oversailing vegetation beneath. | Yes | |
| **Number of criteria passed** | | 3 | |
| **Condition Assessment Result (out of 6 criteria)** | **Condition Assessment Score** | **Score Achieved ×/✓** | |
| Passes 5 or 6 criteria | Good (3) | | |
| Passes 3 or 4 criteria | Moderate (2) | ✓ | |
| Passes 2 or fewer criteria | Poor (1) | | |
| Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type. | | | |

**Appendix 4 Habitat Condition Assessment Sheets – Boundary Outlet, Shiremoor**

| Urban (scrub u1, 330) | | | |
|---|---|---|---|
| **Condition Assessment Criteria** | | **Criterion passed (Yes or No)** | **Notes (such as justification)** |
| A | The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1]<br>- At least 80% of scrub is native,<br>- There are at least three native woody species[2],<br>- No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover). | No | 2 x small discrete patches which have developed due to lack of management. |
| B | Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present. | No | 2 x small discrete patches which have developed due to lack of management. |
| C | There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover. | Yes | |
| D | The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat. | No | |
| E | There are clearings, glades or rides present within the scrub, providing sheltered edges. | No | |
| | | **Number of criteria passed** | 1 |

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

**Appendix 4 Habitat Condition Assessment Sheets – Boundary Outlet, Shiremoor**

| GRASSLAND (other neutral grassland gc3) | | |
|---|---|---|
| **Condition Assessment Criteria** | | **Criterion passed (Yes or No)** |
| A | There are 6-8 vascular plant species per $m^2$ present, including at least 2 forbs | Yes |
| 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. | No (continuous short sward due to frequent mowing) |
| C | Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). | Yes |
| 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. | Yes (minimal damage due to vehicles noted along north boundary) |
| E | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2]. | Yes |
| F | Cover of bracken *Pteridium aquilinum* is less than 20%. | Yes (no bracken present) |
| G | There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]). | Yes |
| | | **Essential criterion achieved (Yes or No)** |
| | | **Number of criteria passed** |

| **Condition Assessment Result (out of 7 criteria)** | **Condition Assessment Score** | **Score Achieved ×/✓** |
|---|---|---|
| Passes 6 or 7 criteria including passing essential criterion A | Good (3) | ✓ |
| Passes 4 or 5 criteria including passing essential criterion A | Moderate (2) | |
| Passes 3 or fewer criteria; OR<br>Passes 4 - 6 criteria (excluding criterion A) | Poor (1) | |