Brindle &Green

Biodiversity Impact Assessment

Fairhaven, Kirkby in Ashfield, Nottinghamshire

Report Reference: BG25.209

July 2025

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Revision Details

Revision	Approved	Revision Details
REV1	Marc Redmond Consultant Ecologist	Updated post intervention map with new landscape plan and amended metric numbers throughout report.

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1 Summary

1.1.1 Where a development has an impact on biodiversity, Biodiversity Net Gain encourages developers to secure an increase in appropriate natural habitat and ecological features over and above that being affected. In order to determine whether there is no net loss or a net gain to biodiversity from a development project, a quantitative approach involving the use of a metric is required. 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 statutory framework is referred to as 'Biodiversity Net Gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

1.1.2 This Biodiversity Impact Assessment (BIA) draws upon the baseline results of the Preliminary Ecological Appraisal BG25.209 Fairhaven, Kirkby in Ashfield (May 2025). This assessment includes the results of biodiversity value calculations, derived using the DEFRA Statutory Biodiversity Metric Calculator, based upon the design proposals for the application site found in Appendix 1.

1.1.3 Using the Statutory Biodiversity metric, the existing habitats within the application boundary were valued at 2.65 'Habitat Units' and 0.18 'Hedgerow Units'. No irreplaceable habitat or 'Watercourse Units' are present on site. The proposed scheme was calculated to hold 1.45 'Habitat Units' and 0.54 'Hedgerow Units', resulting in an overall net-loss to biodiversity of -1.21 'Habitat Units' (-45.22%), and a net-gain of +0.36 'Hedgerow Units' (+192.98%). Trading rules have not been satisfied for habitats but have for hedgerows under the current assessment. The calculations derived from this assessment do not meet the statutory 10% net gain requirement as set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

1.1.4 As the results derived from the calculation do not meet the mandatory 10% net gain requirement, The client seeks to offset the 1.48 'Habitat Unit' shortfall through purchase of offsite credits from a third party provider. The unit shortfall can be found in the accompanying metric (BG25.209 Fairhaven, Kirkby in Ashfield – STATUTORY METRIC - FINAL).

1.1.5 The report should be reviewed in conjunction with the Preliminary Ecological Appraisal, BG25.209 Fairhaven, Kirkby in Ashfield (May 2025) and the accompanying Metric (BG25.209 Fairhaven, Kirkby in Ashfield – STATUTORY METRIC - FINAL).

2 Introduction

2.1.1 Brindle and Green Ltd were commissioned by the Lindum Group to undertake a Biodiversity Impact Assessment (BIA) at the site known as Fairhaven, Kirkby in Ashfield, Nottinghamshire. This report provides an appraisal of the biodiversity value associated with the existing habitats established during the baseline survey and assesses the impacts in terms of biodiversity loss against the proposed layout (Appendix 1) using the Statutory Metric (DEFRA, 2024) which is considered the most up to date method for assessing impact to biodiversity.

2.1.2 The purpose of this report is to assess the current biodiversity habitat and value of the site, so as to reduce net-loss as a result of the development and guide requirements to meet the mandatory 10% net gain requirement.

2.1.3 The application site is approximately 0.48ha in extent and comprises the hardstanding footprint of a demolished building, surrounded by other neutral grassland, bramble scrub and scattered trees. The site is bound by fencing to the east, west and south, with a native hedgerow forming the northern boundary. An internal hedgerow is also present to the west of the site. Residential development associated with Kirkby in Ashfield dominates the surrounding area to the north, south, east and west.

2.1.4 The site is the subject of a full planning application for site clearance to facilitate the development of up to 20 dwellings with associated access, parking and landscaping. Design proposals for the site are presented in Appendix 1 of this report.

2.1.5 A total of approximately 0.19ha of 'Other Neutral Grassland', 0.05ha of 'Bramble Scrub', 0.002ha of 'Introduced Shrub' are to be lost, along with 5 medium and 3 small trees. Approximately 0.04ha of 'Other Neutral Grassland' is to be enhanced from 'Poor' to 'Moderate' condition and 0.009ha of 'Bramble Scrub' is to be enhanced to 'Mixed Scrub'. Areas of 'Modified Grassland' (0.07ha),'Vegetated Garden' (0.07ha) and 'Introduced Shrub' (0.01ha) are to be created, along with 10 small trees to be planted.

2.1.6 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The results of the Biodiversity Impact Assessment are based on information provided by our client and the

previous Preliminary Ecological Appraisal (BG25.209, May 2025). This report pertains to this information only.

2.1.7 This report has been complied in accordance with local policies (Ashfield District Council Local Plan (Adopted 2002), and national policies to guide the scheme on how to achieve the targets set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

3 Methodology

3.1 Biodiversity Metric

3.1.1 The biodiversity accounting system is underpinned by a metric that calculates the ecological value of both development impact and habitat restoration/creation. The statutory Biodiversity Metric was built upon a series of previous versions developed in collaboration with Natural England, the Environment Agency and the Forestry Commission, including authors and contributors cited in previous versions. The Biodiversity Metric calculations must be undertaken following the below rules. If they are not followed, then a biodiversity net gain cannot be claimed.

- **Rule 1**: The trading rules of this biodiversity metric must be followed.
- **Rule 2**: Biodiversity Unit Outputs, for each type of unit, must not be summed traded, or converted between types. The requirement to deliver a 10% net gain applies to each type of unit.
- **Rule 3**: The calculations must be undertaken using the statutory metric calculation tool or small sites metric tool (for small sites).
- **Rule 4**: in exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority (refer to The Statutory Metric User Guide on applications of Rule 4).

3.1.2 The metric is based on an assessment of habitat type and condition. Habitat types are classified into five bands of 'distinctiveness' which are:

- **Very High:** Priority habitats that are rare and threatened and require conservation action
- **High**: Priority habitats
- **Medium**: Semi-natural habitats that are not priority habitats
- **Low**: Habitat of low biodiversity value
- **Very low**: Habitats with little or no biodiversity value

3.1.3 Compensation arrangements must be like-for-like or better, i.e. the loss of semi-natural habitats can only be compensated for through the creation of priority or other semi-natural habitats, not through creation of lesser quality habitat. 'Trading up' options allow for the loss of poor-quality habitat, such as farmland, to be compensated for with the creation of high-quality habitat.

3.1.4 The ecological value of the habitat lost to development is a function of its distinctiveness, its condition and the area lost – scores are assigned to all three variables and multiplied together to arrive at the number of units lost. To compensate for a loss; habitat creation in the scheme must be delivered to produce sufficient units to meet the mandatory 10% net gain. where a 10% net gain cannot be achieved within the application site, habitat creation/enhancement will be used within wider ownership to meet the statutory requirement. Where this cannot be achieved then purchase of biodiversity credits through a third part provider is considered.

3.1.5 The number of credits delivered by the compensation receptor sites are also a function of the type, condition and area of the habitat being created or restored. But additionally, there are a further range of 'multipliers' applied to the creation of habitat because there are a number of risks to take account of – spatial, temporal and delivery.

3.1.6 Linear habitats (such as hedgerows) and River Habitats (such as wet ditches, streams) are measured separately to the rest of the site habitats and included within a separate section – hedge baseline and hedge creation, river baseline and river creation. The aim is to achieve a 10% net-gain for hedgerow and river units as well as for biodiversity units. No River units are present on site.

3.2 Metric Publish Date

3.2.1 The version of Statutory Metric used for this assessment was published on 23/07/2024.

3.3 Desk Study

3.3.1 A desk study utilising Local Nature Recover Strategies or publications within the local plan (Ashfield Local Plan, adopted 2002) as well as open-source special data available from Multi Agency Geographic Information for the countryside (MAGIC) was searched to determine the strategic significance of the site.

3.4 Field Survey

Habitat Baseline Condition Assessment

3.4.1 A preliminary ecological appraisal was undertaken by Brindle and Green Ltd which included a habitat baseline condition assessment using the Statutory Condition Assessment Sheets.

3.4.2 The baseline condition assessment was undertaken on the 11/04/2025 by Marc Redmond BSc (Hons), Consultant Ecologist.

3.5 Mapping and Assessment

3.5.1 Habitats, hedges and watercourses (where applicable) were mapped within QGIS software to allow area calculations. Geometry was extracted from the polygons and lines drawn on the baseline plan and entered into the metric with their respected condition assessment. Trees are mapped as points and their areas are either calculated using the tree helper in the Metric informed by their diameter at breast height or calculated root protection area informed by a BS5837 report.

3.5.2 The proposed scheme was georeferenced over the baseline map to determine extent of development and assess habitat retention/loss/potential enhancement areas. Where available; CAD drawings may be directly imported to QGIS to allow for calculations.

3.5.3 A series of points, polygons and lines were drawn over the proposed plans and classified by their target habitat type and condition with their geometries extracted and entered into the habitat creation or habitat enhancement tabs of the metric.

3.6 Limitations

3.6.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

3.6.2 Georeferencing does not provide an exact measurement of the elements of the proposed scheme. However, the metric rounds the area calculations to 2 decimals to be as accurate as possible.

4 Results

4.1 Baseline Condition Assessment

4.1.1 The application site comprises the hardstanding footprint of a demolished building, surrounded by other neutral grassland, bramble scrub and scattered trees, bordered by hedgerows and fencing. The distinctiveness recorded on site ranged from 'Very Low' to 'Medium' for habitats, and 'Medium' for hedgerows. A summary of the baseline condition assessment can be found in Table 1 below with a map of the baseline habitats in Appendix 2. Full details of the baseline assessment can be found within the accompanying metric (BG25.209 Fairhaven, Kirkby-in-Ashfield, STATUTOPRY METRIC - FINAL). No habitats within the application site met the criteria for irreplaceable habitat.

4.2 Scheme Design and Biodiversity Net Gain Principles

4.2.1 The progression of the layout has been informed by the baseline calculations and habitat creation/enhancement has been guided to maximise biodiversity potential on site.

Retained/Enhanced Habitat

4.2.2 Under the scheme outlined in Appendix 1, a total of 4 medium and 2 small trees are to be retained. There are suitable buffer areas around these trees to prevent future habitat degradation. Approximately 0.04ha of 'Other Neutral Grassland', 0.009ha of 'Bramble Scrub' and 15m of hedgerow H12 are to be retained and enhanced through the measures outlined in Chapter 6.

Habitat Loss

4.2.3 The proposals will see the loss of approximately 0.19ha of 'Other Neutral Grassland', 0.05ha of 'Bramble Scrub', 0.002ha of 'Introduced Shrub', along with 5 medium and 3 small trees. Under the currently layout it is not possible to retain these features as part of the proposals.

Habitat Creation

4.2.4 The scheme will seek the creation of a residential development comprising up to 20 dwellings and associated gardens, access, open space and landscaping.

4.2.5 All proposed housing, access and parking has been classified as Developed Land; Sealed Surface with no biodiversity value. It is understood for the proposals all residential gardens are to be

'Vegetated Gardens', and all areas of ornamental planting are classified as 'Introduced Shrub', both of which do not require condition assessments and are of 'Low' distinctiveness.

4.2.6 Areas of grassland will be created throughout the site in the form of verges along the proposed roads, and areas of open space. The grassland will be laid with turf such as Tillers Turf Arena Turf or similar such as to target the habitat type 'Modified Grassland' at 'Poor' condition, and a total of 10 small trees are proposed to be planted across the site, with a target condition of 'Moderate'. Target criteria are detailed in Chapter 6.

4.2.7 Proposed scattered trees across the site must be of native species and species relevant to the local surroundings and are not expected to reach a stem diameter of more than 30cm.

4.2.8 The habitats proposed within this Biodiversity Impact Assessment and Metric Calculations will require management under a Habitat Management and Monitoring Plan (HMMP) in order to achieve their target conditions outlined within the metric calculations.

Table 1: Summary of condition assessment for habitat and hedgerow baseline for Fairhaven.

Habitat and Area/Length	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Other Neutral Grassland (0.23ha)	1	Medium	Poor	Grassland throughout the site, fails essential criterion A to achieve a condition higher than 'Poor'
Bramble Scrub (0.059ha)	2	Medium	N/A	Dense bramble scrub to the north and west of site. Condition assessment not applicable for this habitat type.
Introduced Shrub (0.002ha)	3	Low	N/A	Small areas of introduced shrub to the east and centre of site. Condition assessment not applicable for this habitat type.
Developed Land, Seled Surface (0.19ha)	4	Very Low	N/A	Hardstanding footprint of former building in the centre of the site. Condition assessment not applicable for this habitat type.
Individual Trees – Urban Tree	T6, T7, T8, T9, T10, T13, T14, T15, T17, T18, T19	Medium	Moderate	Scattered trees throughout the site, all pass criteria A, B, D and F to achieve a condition of 'Moderate'
Individual Trees – Urban Tree	T11, T12, T16	Medium	Good	Scattered trees throughout the site, all pass criteria A, B, C, D and F to achieve condition of 'Good'
Hedge	**Habitat Parcel Ref**	**Distinctiveness**	**Condition**	**Reason**
Native hedgerow with trees	H1	Medium	Moderate	Intact internal hedgerow with trees coming into the site from the western boundary. Previously managed with regrowth. Passes criteria A1, A2, B2, C1, D1, and D2 to achieve condition of 'Moderate'

Habitat and Area/Length	Habitat Parcel Ref	Distinctiveness	Condition	Reason
(20m)				

Table 2: Summary Post Development Habitats for habitat and hedgerows for Fairhaven.

Habitat and Area/Length	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Modified Grassland (0.07ha)	5	Low	Poor	Areas of grassland will be created throughout the site in the form of verges along the proposed roads, and areas of open space. Not anticipated to achieve a condition higher than 'Poor' and achieve essential criterion A due to the small size of each parcel and the heavy levels of management and disturbance anticipated.
Vegetated Garden (0.07ha)	6	Low	N/A	Proposed vegetated gardens for new development. Condition assessment not applicable for this habitat type.
Developed Land, Sealed Surface (0.09ha)	7	Very Low	N/A	Proposed new housing, parking and access. Condition assessment not applicable for this habitat type.
Introduced Shrub (0.01ha)	8	Low	N/A	Proposed areas of ornamental planting, condition assessment not applicable for this habitat type.
Individual Trees – Urban Trees (0.04ha)	N/A	Medium	Moderate	A total of 10 small trees to be planted on site with target conditions of A, B, D and F to achieve a target condition of 'Moderate'

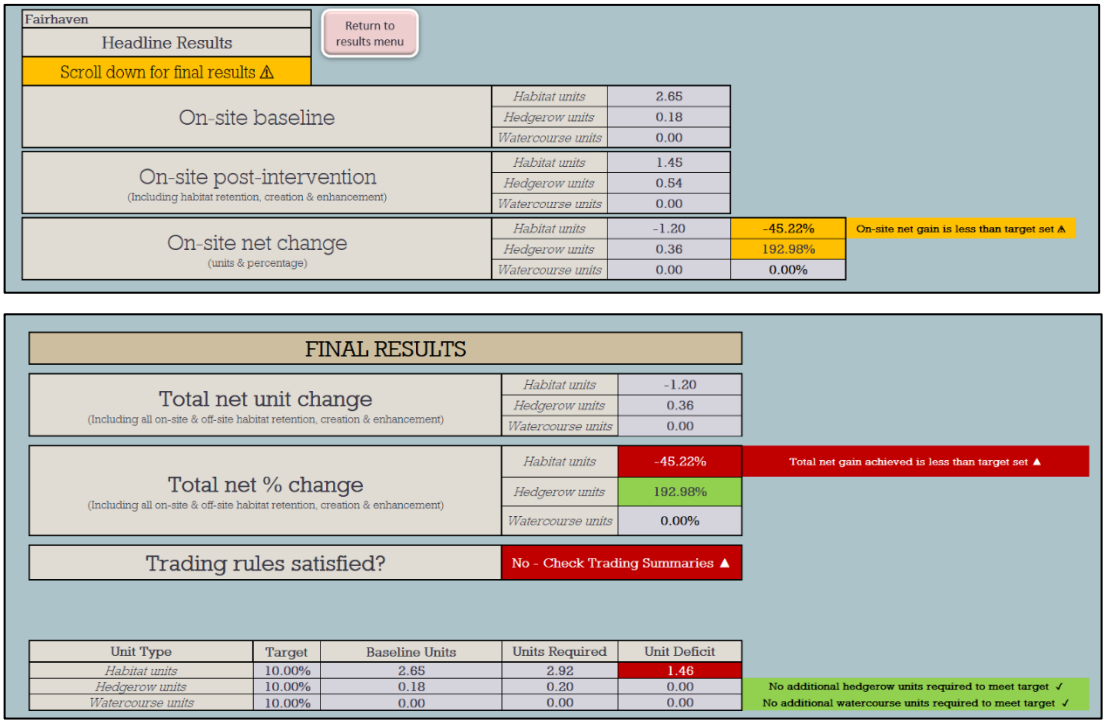
Hedge	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Native Hedgerow (82m)	H3 – H6	Low	Moderate	Proposed native hedgerows throughout the site, target criteria of A1, A2, B2, C2, D1 to achieve a target condition of 'Moderate'
Non-native and Ornamental Hedgerow (21m)	H7 – H15	Very Low	Poor	Proposed ornamental hedgerows throughout the site, cannot achieve a condition higher than 'Poor'

4.3 Biodiversity Metric Calculator Results

4.3.1 Table 3 below provides a headline summary of the calculations derived from the statutory metric.

4.3.2 Under the current proposals trading rules have not been satisfied with a unit shortfall of 1.46 'Habitat Units' detailed in the habitat trading summary tab (BG25.209 Fairhaven, Kirkby in Ashfield – STATUTORY METRIC - FINAL).

Table 3: Biodiversity Impact Assessment Score, Scheme with Ecological Enhancements



Fairhaven

Headline Results

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On-site baseline	*Habitat units*	2.65		
	Hedgerow units	0.18		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	1.45		
	Hedgerow units	0.54		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-1.20	-45.22%	On-site net gain is less than target set ⚠
	Hedgerow units	0.36	192.98%	
	Watercourse units	0.00	0.00%	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-1.20	
	Hedgerow units	0.36	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-45.22%	Total net gain achieved is less than target set ▲
	Hedgerow units	192.98%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	2.65	2.92	1.46	
Hedgerow units	10.00%	0.18	0.20	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 ✓

5 Evaluation

5.1.1 The site is the subject of a full planning application for site clearance to facilitate the development of up to 20 dwellings with associated access, parking and landscaping. Current design proposals for the site are presented in Appendix 1 of this report.

5.1.2 Using the Statutory Biodiversity metric the proposed scheme results in an overall net-loss to biodiversity of -1.20 'Habitat Units' (-45.22%), a net gain of +0.36 'Hedgerow Units' (+192.98%).

5.1.3 The proposed scheme has not demonstrated to meet the statutory 10% net gain requirement as set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

5.1.4 Under the current assessment trading rules have not been satisfied.

5.1.5 The client seeks to offset the 1.46 'Habitat Unit' shortfall through purchase of offsite credits from a third party provider. The unit shortfall can be found in the accompanying metric (BG25.209 Fairhaven, Kirkby in Ashfield – STATUTORY METRIC - FINAL).

5.1.6 This report has considered all available area of open space with maximised potential for retention/enhancement on site in line with good practice principles. Habitat creation has been informed by the distinctiveness of habitat derived from the baseline calculations to reduce impacts on habitat value where possible.

5.1.7 In order to secure the habitat creation and target conditions a Habitat Management and Monitoring Plan (HMMP) will be required to safeguard the habitats for 30 years post construction.

6 Habitat Prescriptions

6.1.1 The tables outlined within this section set out each of the enhanced/proposed habitats and target conditions and how they will achieve the targets. The specific seed types, establishment, management and monitoring requirements will be secured within a Habitat Management and Monitoring Plan. A map detailing the areas of retention, enhancement and creation have been included within Appendix 3.

6.1.2 Proposed residential gardens within private ownership cannot be secured and as such have been classified as 'Vegetated Garden', similarly, all ornamental planting has been classified as 'Introduced Shrub' both of which do not require condition assessments.

6.1.3 To implement maximising the potential of habitats within available areas of open green space a Habitat Management and Monitoring Plan (HMMP) should be compiled. The plan will include suitable seed mixes for resown grassland areas and an appropriate management regime for all created and enhanced habitats. Appendix 3 details each of the target areas for ecological enhancement to guide any landscape proposals.

6.2 Enhanced Habitats

Table 4: Details of Habitat Enhancement of Other Neutral Grassland

Habitat	Distinctiveness	Condition	Parcel Reference
Other Neutral Grassland	Medium Distinctiveness	Poor condition to Moderate condition	1
Description			
The areas of retained grassland to the west of the site will be enhanced to 'Other Neutral Grassland' targeting 'Moderate condition'. The area will be seeded with a species rich meadow mixture such as Emorsgate EM2 (or similar approved). The area will be subjected to a reduced mowing regime to allow plants to flower and set seed. The area will have appropriate signage to prevent public footfall within the area and will be managed to reduce cover of less desirable species, remove and bracken or scrub cover, reseed any area of bare ground.			
Target Condition Criteria			
A	"The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).1 Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only."		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.		
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].		
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.		
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.		
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**		
Footnotes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site. Footnote 4 – Assess this 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Green highlighted rows indicate target criteria

Table 5: Details of Habitat Enhancement of Bramble Scrub

Habitat	Distinctiveness	Condition	Parcel Reference
Bramble Scrub to Mixed Scrub	Medium Distinctiveness to Medium Distinctiveness	Condition Assessment N/A to moderate condition	2

Description	
The areas of bramble scrub located to the north and west of the site proposed for retention will be enhanced to 'Mixed Scrub' targeting 'Moderate condition'. The area will be planted with native species such as common dogwood (*Cornus sanguinea*), hazel (*Corylus avellana*), hawthorn and elder (*Sambucus nigra).* The area will be managed to ensure no invasive non-native species are present (including the buddleia previously identified on site), as well as ensuring shrubs of a variety of ages are present within the parcel.	
Target Condition Criteria	
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 - At least 80% of scrub is native, - There are at least three native woody species2, - 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)."
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran3) shrubs are all present.
C	There is an absence of invasive non-native plant species4 (as listed on Schedule 9 of WCA5) and species indicative of suboptimal condition6 make up less than 5% of ground cover.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.
Footnotes	
"Footnote 1 – Professional judgement should be used alongside the UKHab description. Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from: Footnote 4 – Assess this 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. Footnote 5 – Wildlife and Countryside Act 1981 (as amended). Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos spp.*, shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja spp.*, cotoneaster *Cotoneaster spp.*, Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site."	

Green highlighted rows indicate target criteria

Table 6: Details of Habitat Enhancement of Hedgerows

Habitat	Distinctiveness	Condition	Parcel Reference
Native Hedgerow with Trees	Medium	Moderate	H2
Description			
A total of 15m of H1 will be enhanced from native hedgerow with trees to species rich hedgerow with trees by the introduction of additional woody species such as hazel (*Corylus avellana*), blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*), dogwood (*Cornus sanguinea*) and field maple (*Acer campestre*). All other criteria will remain the same to keep the condition as 'Moderate'			
Target Condition Criteria			
A1	Height - >1.5 m average along length		
A2	Width - >1.5 m average along length		
B1	Gap-Hedge Base - Gap between ground and base of canopy <0.5 m for >90% of length		
B2	Gap – Hedge canopy continuity - Gaps make up <10% of total length; and No canopy gaps >5 m		
C1	Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).		
C2	Nutrient enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.		
D1	Invasive and neophyte species - >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.		
D1	Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.		
Additional group - applicable to hedgerows with trees only			
E1	Tree class - There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.		
E2	Tree health - At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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.		
Footnotes			
Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk) Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk) Footnote 3 – Wildlife and Countryside Act 1981 (as amended). Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org) Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk) Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org) Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) And Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			

Green highlighted rows indicate target criteria

6.3 Proposed Habitats

Table 7: Target conditions for Modified Grassland

Habitat	Distinctiveness	Condition	Parcel Reference
Modified Grassland	Low	Moderate	5
Description			
Areas of grassland will be created throughout the site in the form of verges along the proposed roads, and areas of open space. These areas will be laid with turf such as Tillers Turf Arena Turf or similar. The grassland is not anticipated to achieve a condition higher than 'Poor' due to the small size of each parcel and the heavy levels of management and disturbance anticipated, and is also expected to fail essential criterion A.			
Target Condition Criteria			
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), 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.		
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.		
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		
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.		
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].		
F	Cover of bracken *Pteridium aquilinum* is less than 20%.		
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).		
Footnotes			
Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this 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. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Green highlighted rows indicate target criteria

Table 8: Target conditions for Individual Trees

Habitat	Distinctiveness	Condition	Parcel Reference
Individual Trees – Urban Trees	Medium	Moderate	N/A
Description			
10 small individual trees will be planted in open spaces across the scheme. These species will comprise native specimens (such as hornbeam (*Carpinus betulus),* and field maple (*Acer campestre).* The trees will be positioned in a way that allows for 20% of canopy cover to over sail vegetation. management and monitoring will be targeted to address any failures to establish.			
Target Condition Criteria			
A	The tree is a native species (or at least 70% within the block are native species).		
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).		
C	The tree is mature (or more than 50% within the block are mature)[1].		
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.		
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

Green highlighted rows indicate target criteria

Table 9: Target conditions for Native Hedgerows

Habitat	Distinctiveness	Condition	Parcel Reference
Native Hedgerow	Medium	Moderate	H3 – H6
Description			
A total of 82m of native hedgerows is proposed around the site. The hedgerows will be established with native species such as field maple, hazel (*Corylus avellana),* elder (*Sambucus nigra)* and blackthorn (*Prunus spinosa).* The understorey will be seeded with a shade tolerant seed mix such as Emorsgate EG9 (or similar approved). Management will be targeted to maintain an undisturbed margin, removal of undesirable species at the hedge base and to be free of invasive species.			
Target Condition Criteria			
A1	Height - >1.5 m average along length		
A2	Width - >1.5 m average along length		
B1	Gap-Hedge Base - Gap between ground and base of canopy <0.5 m for >90% of length		
B2	Gap – Hedge canopy continuity - Gaps make up <10% of total length; and No canopy gaps >5 m		

C1	Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).
C2	Nutrient enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.
D1	Invasive and neophyte species - >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.
D1	Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.

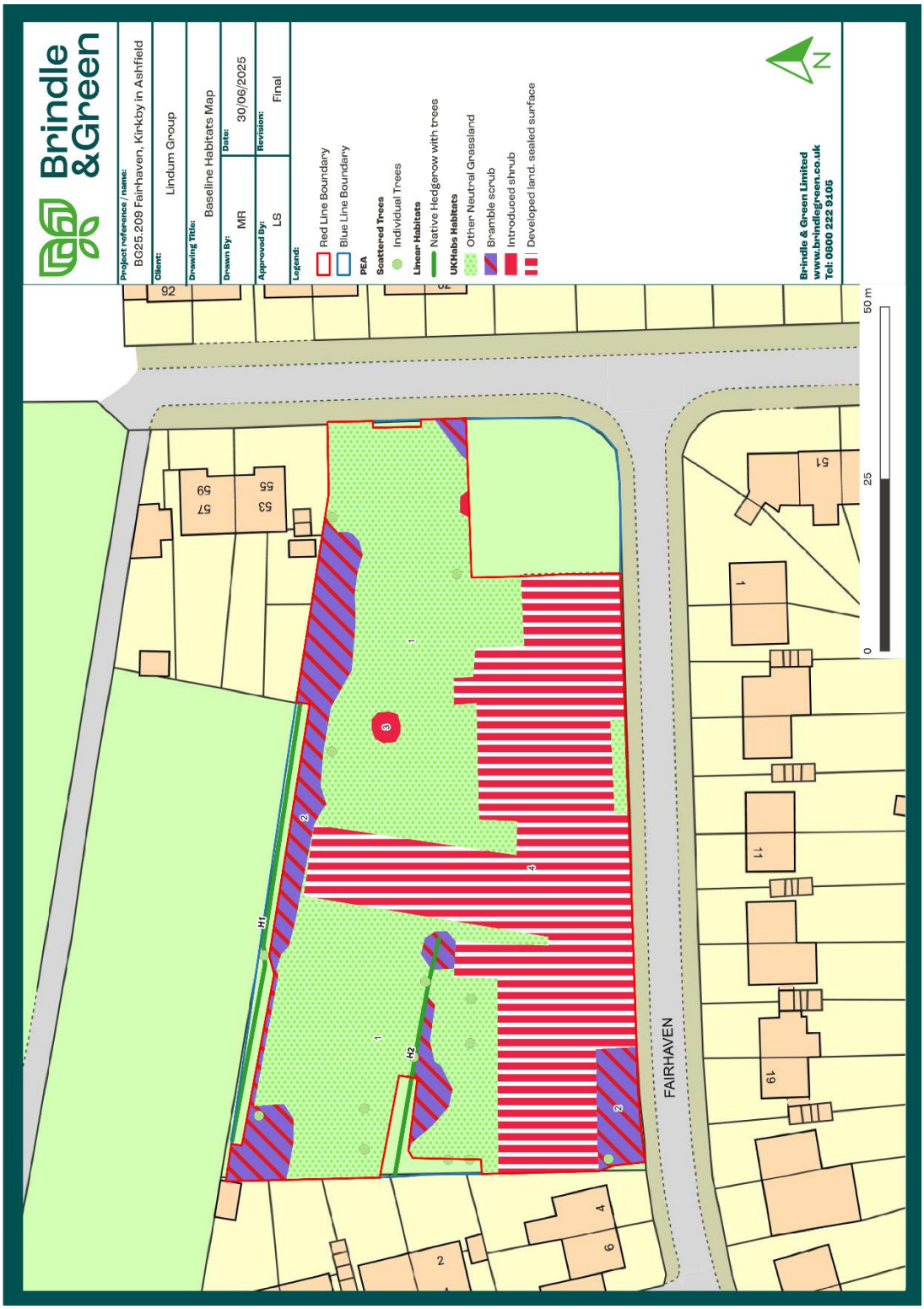
Footnotes

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk) Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk) Footnote 3 – Wildlife and Countryside Act 1981 (as amended). Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org) Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk) Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org) Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) And Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

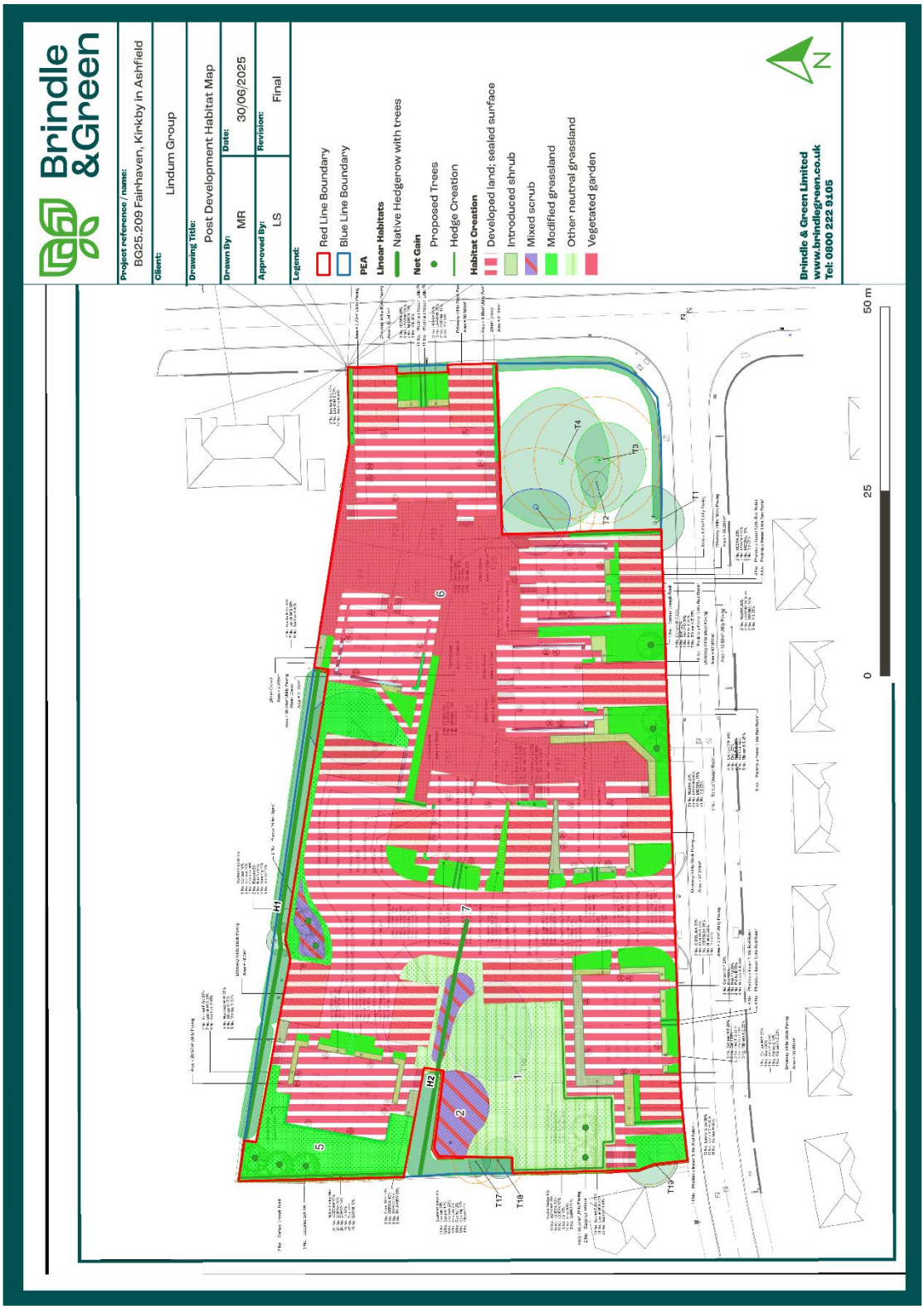
Green highlighted rows indicate target criteria

Appendix 1. Proposed Plans

Appendix 2. Habitat Baseline



Appendix 3. Post Development Habitats



Appendix 4. References

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