Company Shop Group,
Tankersley, Barnsley

Biodiversity Net Gain Report

July 10, 2024

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DOCUMENT CONTROL

Project:	Company Shop Group, Tankersley, Barnsley	
Client:	Company Shop Group	
Project Number:	2024/002	
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Date of Issue:	10 July 2024	
Version:	V1	
Report Reference Number:	2024/002/02	

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1. Executive Summary

A Biodiversity Net Gain (BNG) assessment was undertaken in connection with proposals to widen the existing access road and create a new car park and site entrance at the site on Wentworth Way, Wentworth Industrial Estate, Tankersley, Barnsley, S75 3DH.

A UK HAB survey was undertaken, and condition assessment data collected, on 06 February 2024. The Statutory Biodiversity Metric, which calculates the pre-development biodiversity value of the onsite habitats was completed on 04 July 2024.

No known degradation of habitats has occurred since these assessments were undertaken.

A post development calculation of biodiversity value of the site has also been undertaken to quantify the anticipated losses and gains in biodiversity that would occur as a result of the development taking place.

The results show whether a 10% net gain in biodiversity is feasible on the site, as required under Schedule 7A of the Town and Country Planning Act 1990 (HMSO, 1990) (as inserted by Schedule 14 of the Environment Act 2021 (HMSO, 2021)) and the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2023).

The results indicate that the development would result in a 37.88 % increase in habitat units when including proposed improvements to an adjacent off site area (this area is land already under control of the applicant). The plans therefore surpass the net gain that would be required to meet the needs of the statutory BNG regulations for habitats. No hedgerows or watercourses were present on site therefore no targets for these habitats are required, however 150 m of hedgerow are being planted as an additional enhancement in the on and off site areas.

2. Introduction

AB Ecology was commissioned by Company Shop Group (owned by Biffa Waste Services) to undertake a Biodiversity Net Gain Assessment in connection with proposals to widen the existing access road and create a new car park and site entrance at their site on Wentworth Way, Wentworth Industrial Estate, Tankersley, Barnsley, S75 3DH. The site boundary is shown on Drawing 1: Site Location Plan; all land within the site boundary is hereafter referred to as the 'site'. The site is located at Ordnance Survey National Grid Reference SK 336 996. An area of land to the south of the site will be used as an off-site BNG area and the location of this can also be seen on Drawing 1.

2.1 Site and Scheme Description

The proposed development involves the construction of a new car park and access road into the site; the current main access road will also be widened. In order to gain an understanding of the current ecological value of the site and how biodiversity net gain can be used to determine the ecological benefit of such a scheme, a biodiversity net gain assessment was undertaken.

The site is approximately 0.52 ha in size and consists predominantly of developed land; sealed surface, frequently mown modified grassland with individual trees and small areas of mixed scrub.

2.2 Legislation and Policy

BNG is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development. In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (HMSO, 1990) (as inserted by Schedule 14 of the Environment Act 2021 (HMSO, 2021)). It is also required as part of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2023). For full details see Appendix A.

There are various exemptions from BNG rules, however the proposed development plans by Biffa do not fall under any of these exemptions, therefore they must deliver a BNG of at least 10%. This means that the development will result in more or better-quality natural habitat than there was before development.

2.3 Purpose of Report

The purpose of this assessment is to quantify the biodiversity losses and gains arising from the development proposals, and to assess the feasibility of achieving a net gain in biodiversity once the development has been completed.

2.4 Survey Personnel

The BNG survey work including the walkover survey, mapping of habitats, completion of habitat condition assessments and completion of the metric calculator were undertaken by Rachel Blackham MSc, BSc. (Hons) MCIEEM[1]. Rachel is an experienced ecologist and has spent over 18 years working as a consultant ecologist; she has undertaken numerous BNG assessments throughout the UK within the past four years and is competent to undertake such assessments.

[1] Full Member of the Chartered Institute of Ecology and Environmental Management

2.5 Biodiversity Net Gain (BNG)

BNG is the end result of a process applied to developments so that overall, there is a positive outcome for biodiversity. This assessment was informed by the Statutory Biodiversity Metric (DEFRA, 2024a), which is a spreadsheet calculator that allows a quantitative assessment to be undertaken of biodiversity on a site.

Achieving BNG requires appropriate action to avoid and minimise the impacts of the development on the sites' biodiversity (CIEEM, 2021). This should follow the BNG mitigation hierarchy as set out in Table 1.

Table 1: BNG Mitigation Hierarchy *(adapted from Good Practice Requirements for Delivering Biodiversity Net Gain (on- and off-Site) (CIEEM, 2021).*

Action in order of priority		Action in order of priority
1	**Avoid**	Habitats are retained.
2	**Minimise**	Development is redesigned to limit the extent of the land take from natural habitats.
3	**Restore**	Condition of on-site habitat is improved (e.g. degraded habitat is brought back into good condition).
4	**Offset/Compensate**	Create habitat of similar type where is did not previously occur or enhance existing habitats elsewhere.
5	**Additional Actions**	Use to achieve the desired target level of gain.

For BNG to be used appropriately, the good practice principles (CIEEM *et al.*, 2016) were established, and these set out how to achieve BNG. All developments should follow the ten good practice principles, each of which is summarised below.

Principle 1. Apply the Mitigation Hierarchy

Do everything possible to first avoid and them minimise impacts on biodiversity and as a last resort, compensate for losses that cannot be avoided.

Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere

Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve No Net Loss or Net Gain.

Principle 3. Be inclusive and equitable

Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain.

Principle 4. Mitigate difficulty, uncertainty and other risks to achieving Net Gain.

Apply well accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well to compensate for the time between the losses occurring the gains being fully realised.

Principle 5. Make a measurable Net Gain contribution

Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.

Principle 6. Achieve the best outcomes for biodiversity

Achieve the best outcomes by using robust, credible evidence and local knowledge to make clearly justified choices when:

- Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses;
- Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation;
- Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels;
- Enhancing existing or creating new habitat;
- Enhancing ecological connectivity by creating, bigger, better and more joined areas for biodiversity.

Principle 7. Be additional

Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).

Principle 8. Create a Net Gain legacy

Ensure Net Gain generates long-term benefits by:

- Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity;
- Planning for adaptive management and securing dedicated funding for long-term management;
- Designing Net Gain for biodiversity to be resilient to external factors, especially climate change;
- Mitigating risks from other land uses;
- Avoiding displacing harmful activities from one location to another;
- Supporting local-level management of Net Gain activities

Principle 9. Optimise sustainability

Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy

Principle 10. Be transparent

Communicate all Net Gain activities in a transparent and timely manner sharing the learning with all stakeholders.

3. Methodology

3.1 Site Assessment

A suitably qualified ecologist visited the site during daylight hours on 06 February 2024 to carry out a UK Hab Survey to map the habitats and record any evidence of protected species (AB Ecology, 2024). Habitats were mapped using the UK Habitat Classification System Version 2.0 (UK Habitat Classification Working Group, 2023) and condition assessments carried out where relevant. This ensured the baseline data was compatible with the Biodiversity Metric which uses UK Habitat Classification data. Each habitat parcel was given a Unique Polygon Reference (UPR) Number so that each parcel could be referenced individually. The condition assessment sheets for each UPR (where applicable) can be found in Appendix B. Note UPR 7 and UPR 8 (developed land; sealed surface) do not require condition assessments as these are classified as very low distinctiveness habitats and their condition is pre-populated as NA in the metric.

3.2 Biodiversity Net Gain Assessment

The method applied followed the steps below to ensure sufficient data was available to populate the Statutory Biodiversity Metric calculation tool. The Biodiversity Metric uses habitats to describe biodiversity.

These habitats are converted into measurable 'biodiversity units'. The metric uses habitat areas as its measurement, except for hedgerow/lines of trees and watercourse habitats where length is used. Habitat units (HU), Linear units (LU) or Watercourse units (WU) are calculated using the size or length of a parcel of habitat and its quality. Habitats that are scarce or declining typically score highly relative to habitats that are more common and widespread. The biodiversity unit value of a habitat parcel is assessed by its 'quality'.

3.2.1 Distinctiveness, Condition and Strategic Significance

The assessment comprises three components: Distinctiveness, Condition and Strategic Significance as defined in The Statutory Biodiversity Metric User Guide (DEFRA, 2024b). These are explained further below.

Distinctiveness

A measure based on the type of habitat and its distinguishing features. This includes:

- Consideration of species richness and rarity;
- The extent to which the habitat is protected by designations; and
- The degree to which a habitat supports species rarely found in other habitats.

Existing habitat types within the site are inputted into the metric calculation tool and habitats are given pre-set scores based on their distinctiveness (Very High, High, Medium, Low, Very Low).

Condition

Each habitat type is given a condition weighting using the habitat condition sheet criteria provided in the Statutory Biodiversity Metric *Technical Annex 1: Condition Assessment Sheets and Methodology* (DEFRA, 2004c). The appropriate condition sheet for each habitat was chosen following the guidance therein. Condition is a measure of the habitat against its ecological optimum state. A number of parameters are assessed for each different habitat and then a condition of good, moderate, or poor can be determined from the number of criteria passed including any criteria assessed as being essential for certain habitats.

Strategic Significance

Strategic significance gives additional unit value to habitats that are located within the preferred locations for biodiversity and environmental objectives. Where a Local Nature Recovery Strategy (LNRS) has been published, the relevant strategy and descriptions in Table 7 in The Statutory Metric User Guide (DEFRA, 2024b) should be used to assign strategic significance. If a LNRS has not yet been published, the relevant local planning authority should specify alternative documents to use (examples include local plans or biodiversity action plans), and strategic significance assigned in accordance with Table 8 in The Statutory Metric User Guide.

3.2.2 Metric Rules

When completing the Biodiversity Metric, the following rules must be followed to claim a biodiversity net gain – see Table 2 (adapted from The Statutory Metric User Guide (DEFRA, 2024b).

Table 2: Biodiversity Metric Rules

Rule	Rule Detail
Rule 1	The trading rules of the biodiversity metric must be followed; trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses. These trading rules are detailed in Table 3 of the User Guide.
Rule 2	Biodiversity unit outputs, for each type of unit must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
Rule 3	To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites metric tool for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
Rule 4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

3.3 Sources of Baseline Habitat Data

Results from the UK Hab Survey (AB Ecology, 2024) were used to inform the baseline assessment and the condition assessments within the site. All habitats were digitized, and areas were measured for the BNG assessment using QGIS software. The BNG calculations included all habitats within the site boundary. No irreplaceable habitats were recorded on site. No watercourses or linear habitats were present.

Due to the amount of semi-natural habitats within the site boundary being lost to the development, it is proposed to enhance existing modified grassland and undertake tree planting in an adjacent area to the site which is land that is also under the applicants' control – see BNG Off Site Boundary on Drawing 1 for location. This off site area was also surveyed using the same UK Hab Survey methodology to inform an off site baseline; conditions assessments were also undertaken in the same way as for the area within the site.

3.4 Sources of Post-development Habitat Data

The Post-development Habitat Plan for the area within the site and the off site area was informed by the Landscape Plan (Appendix C). Habitats post development were mapped using the UK Habitat Classification system, to allow data to be populated in the Statutory Biodiversity Metric

calculation tool. Area calculations for the Post-development Habitat Plan were also measured using QGIS software.

4. Results

4.1 Baseline Habitats – On Site

Full descriptions of the habitats on the site are provided in the Preliminary Ecological Appraisal Survey Report (AB Ecology, 2024). The majority of the site is well mown modified grassland (UPR 01-06) with areas of developed land; sealed surface (UPR 07-08), individual trees (T1 – T6) and tree groups (TG1 – TG3) (with a diameter greater than 7.5 cm) and mixed scrub (UPR 09-11). The locations of habitats are presented on Drawing 2: Baseline Habitat Plan (Site).

4.2 Quantitative Assessment Results

4.2.1 Baseline Habitats

The Statutory Metric calculation tool was completed on 04 July 2024. A summary of baseline habitat impacts within the site are presented in Table 3. Full calculations showing distinctiveness (pre-set scores), condition and strategic significance can be seen in the accompanying Statutory Biodiversity Metric calculation tool in Appendix D.

The Local Nature Recovery Strategy (LNRS) for this area (South Yorkshire) is currently being developed, but as yet, is not published. The site is also not identified as being in an area of biodiversity interest or in a nature improvement area in the Local Plan Online Map (Barnsley MBC, 2024). The site was therefore classified as an area not in a local strategy.

Condition assessment results for the relevant habitats within the site are found in Appendix B.

Table 3: Summary of Baseline Habitat Impacts – On Site

Baseline Habitat	Area in Baseline (hectares)	Condition	Baseline Habitat Units (HU)	Location/ Ecological Features	Impact	After Works
Developed land; sealed surface	0.1678 ha	NA	0.00 HU	Areas of hardstanding.	All retained.	0.00 HU lost
Mixed Scrub	0.0276 ha	Poor	0.11 HU	Areas of mixed scrub were present which contained native and non-native plants alongside immature silver birch trees	Partial loss. One band of scrub will be retained.	0.08 HU lost
Modified Grassland	0.3261 ha	Poor	0.65 HU	Areas of modified grassland; all in a similar condition with worn areas in several places. Regularly mown and dominated by grass species.	Majority will be lost, with one area being retained and enhanced (0.111 ha).	0.38 HU lost

Baseline Habitat	Area in Baseline (hectares)	Condition	Baseline Habitat Units (HU)	Location/ Ecological Features	Impact	After Works
Individual Trees (Urban)	0.1181 ha	Good	1.42	Individual trees in good condition, native species and no damage.	Four trees will be lost to the development (size class - 3 small and 1 medium).	0.34 HU lost
Individual Trees (Urban)	0.0204 ha	Moderate	0.16 HU	Individual trees in moderate condition due to trees being immature or non-native species.	All retained.	0.00 HU lost
Totals	Habitat Area 0.66 ha Site Area (excluding trees) 0.52 ha	-	2.34 HU	-	-	0.80 HU lost

4.2.2 Post-development Habitats

Post-development habitats to be created and enhanced are presented on Drawing 4: Post-development Habitat Plan (Site). The post-development calculations are summarised in Tables 4 and 5.

Full calculations for habitats with target condition, delay in creation, if applicable, and risk multipliers are shown in the accompanying Biodiversity Metric calculation tool (Appendix D).

Table 4: Summary of Post-Development Habitat Creation – On Site

Habitat Type	Key Features	Likely Condition Achieved and Explanation	Area of Habitat	Habitat Units Delivered (HU)
Developed land; sealed surface	Proposed car park and access road.	NA – condition is preset within the metric	0.1708 ha	0.00 HU
Other neutral grassland	An area of other neutral grassland will be created on the edge of the car park.	Good – the area will be seeded with a wildflower seed mix and be left to grow long with one cut per year.	0.0025 ha	0.02 HU
Mixed scrub	Mixed scrub will be created in a strip north of the car park.	Good – the area will be planted with a mix of native species including hawthorn, common privet and yew.	0.0337 ha	0.23 HU
Individual trees	Scattered trees will be planted throughout the site.	Moderate – Native species of tree, including rowan, beech and silver birch will be planted throughout the site on areas of retained grassland and on the edge of the native scrub. The tree class size will be small. Once mature these trees should achieve moderate	0.0489	0.15 HU

Habitat Type	Key Features	Likely Condition Achieved and Explanation	Area of Habitat	Habitat Units Delivered (HU)
		condition; several of these trees will be immediately adjacent to the car park and are therefore unlikely to achieve good condition as more than 20% of the tree canopy area is unlikely to be oversailing vegetation beneath.		
			Total	0.40 HU

Table 5: Summary of Post-Development Habitat Enhancement – On Site

Habitat Type	Key Features	Likely Condition Achieved and Explanation	Area of Habitat Baseline	Baseline Habitat Units (HU)	Habitat Units Delivered After Enhancement Works (HU)	Units Gained (HU)
Other neutral grassland	An area of modified grassland that will be enhanced to other neutral grassland.	Good – the existing grassland will be left to grow long with one annual cut and supplementary seeding with wildflower seed should ensure that there are more than 10 vascular plants per m^2.	0.3261 ha	0.65 HU	0.74 HU	0.09 HU
		Total	0.3261 ha	0.65 HU	0.74 HU	0.09 HU

4.3 Baseline and Post Development Habitats – Off Site

Habitats that were identified for off site enhancement and habitat creations work are shown on Drawing 3: Baseline Habitat Plan (Off Site). These areas, although deemed to be 'off site' i.e., located outside the site boundary, lie immediately adjacent to the site – see Drawing 1, to the south of the existing access road and are within land under the applicants control (see BNG Off Site Boundary on Drawing 3). The off site area is predominantly frequently mown modified grassland (OS UPR 01-04) with four individual trees (OS UPR T1-4) (with a diameter greater than 7.5 cm). Grassland composition and condition was very similar modified grassland to that within the site with the area being dominated by perennial rye grass *Lolium perenne* and white clover *Trifolium repens*. Condition assessment results for off site habitats are found in Appendix B. Off site baseline habitats are summarised in Table 6.

Table 6: Summary of Baseline Habitats – Off Site

Baseline Habitat	Area in Baseline (hectares)	Condition	Baseline Habitat Units (HU)	Location/ Ecological Features	Habitat Units retained
Modified Grassland	0.2163 ha	Poor	0.43 HU	Areas of species poor modified grassland that is regularly mown. Part of this will be retained, and the majority enhanced to other neutral grassland.	0.0409 ha will be retained which is 0.08 HU
Individual Trees (Urban)	0.0407 ha	Good	0.49 HU	Individual trees in good condition, native species and no damage.	All 0.49 HU retained
Totals	Habitat Area 0.26 ha Site Area (excluding trees) 0.22 ha	-	0.92 HU	-	0.57 HU retained

Proposed enhancements and habitat creation involve planting further native trees as compensation for those to be lost within the site – see Drawing 5: Post Development Habitat Plan (Off Site). The majority of the modified grassland within the off site boundary will be enhanced to other neutral grassland by altering the mowing regime to one annual cut. This will firstly allow species to establish that would not be apparent due to the regular mowing. The area will also be seeded with wildflower seed to further encourage the area to become a more species rich area of grassland. This proposed grassland enhancement will aim to compliment the neutral grassland that lies adjacent in Sowell Pond and Westwood Lane Meadows LWS and will include species found therein, including self heal *Prunella vulgaris*, creeping buttercup *Ranunculus acris* and common knapweed *Centaurea nigra*. The post development calculations are summarised in Tables 7 and 8.

Table 7: Summary of Post Development Habitat Creation – Off Site

Habitat Type	Key Features	Likely Condition Achieved and Explanation	Area of Habitat Baseline	Units Gained (HU)
Individual Trees	Scattered trees will be planted throughout the off site area.	Good – Native species of tree, including rowan, beech and silver birch will be planted throughout the site on modified grassland to be enhanced. The tree class size will be small. Once mature these trees should achieve good condition; more than 20% of the canopies will be oversailing vegetation and the species of trees, particularly the silver birch and rowan are quick to establish and develop niches for invertebrates within the 30 year management period.	0.0407 ha	0.20 HU
		Total	0.0407 ha	0.20 HU

Table 8: Summary of Post-Development Habitat Enhancement – Off Site

Habitat Type	Key Features	Likely Condition Achieved and Explanation	Area of Habitat Baseline	Habitat Units Delivered After Enhancement Works (HU)
Other neutral grassland (enhanced)	The majority of the modified grassland will be enhanced to other neutral grassland.	Good – the existing grassland will be left to grow long with one annual cut and supplementary seeding with wildflower seed should ensure that more than 10 vascular plants per m^2.	0.2163 ha	1.38 HU
		Total	0.2163 ha	1.38 HU

4.4 Change in Biodiversity

Table 9 sets out the predicted change in biodiversity units for habitat features. A full summary of the overall change in HU, with the percentage change from baseline for each habitat type, and outcome of net loss, no net loss or net gain can be found in the accompanying Biodiversity Metric calculation tool in Appendix D, a summary table extract from the Biodiversity Metric headline results is presented in Figure 1.

Table 9: Change in Biodiversity Units (Habitats)

Baseline habitat units at the site (A)	+ 2.34 HU
Baseline habitat units lost (B)	- 0.80 HU
Habitat units created on site (C)	+ 0.40 HU
Habitat units enhanced on site (D)	+ 0.09 HU
Habitat units delivered off site (E) Habitat units off site after development (2.15) – habitat units before development (0.92)	+ 1.23 HU
Post-development habitat biodiversity units (F) (A -B+C+D +E= F)	= 3.26 HU
Change in habitat biodiversity units (F – A)	**+0.92[2] HU**

The conclusion of the BNG assessment is that the proposed development including the off site post intervention, will achieve a net gain for area based HU, with an increase of 37.88 % from the baseline HU total.

No hedgerows or watercourses were present on site therefore no targets for these habitats are required.

[2] The metric displays this as 0.89 but is likely due to rounding errors within the metric.

Figure 1: Biodiversity Metric Headline Results

Company Shop Group

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	Habitat units	2.34	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	2.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.34	-14.65%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set ▲

Off-site baseline	Habitat units	0.92	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	2.15	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	1.23	133.65%
	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	0.89
	Hedgerow units	0.00
	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	0.89
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	37.88%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	2.34	2.58	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 ✓

5. Evaluation and Recommendations

A UK HAB survey was undertaken, and condition assessment data collected, on 06 February 2024. The Statutory Biodiversity Metric, which calculates the pre-development biodiversity value of the onsite habitats was completed on 04 July 2024. A post-development biodiversity value was also generated to assess feasibility of BNG under the proposed plans.

Considering the proposed plans for the site, the development would result in a net gain (37.88 %) in habitat biodiversity units.

No known degradation of habitats has occurred since these assessments were undertaken.

No irreplaceable habitat or statutory designated sites are impacted by the proposed development.

Table 10 and 11 below assess how the development has addressed the Good Practice Principles and if the Metric Rules have been followed and reasons if not.

Table 10: Good Practice Principles

Good Practice Principles	How they have been implemented
1. Apply the Mitigation Hierarchy	The initial footprint of the development was redesigned to avoid impacts in the north west of the site. Some tree loss has been unavoidable to let the development progress however, this has been compensated for appropriately within the BNG process.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are being lost and all habitat loss can be offset within an off site area which is immediately adjacent to the site.
3.Be inclusive and equitable	The client has been inherently involved in designing the enhancement scheme for BNG.
4.Address risks	The Statutory Biodiversity Metric has a difficulty multiplier built in which considers the associated risks of creating or enhancing new habitat. Only low risk habitat enhancements are being proposed however to avoid a trading error with regards to trees, the proposed off site trees need to achieve good condition within 30 years – there is a risk proposing this however the existing trees within the site which are less than 30 years old are already achieving good condition therefore this should be possible with low intervention management.
5.Make a measurable Net Gain contribution	A net gain in habitats has been achieved on site. More than a 38% gain for habitats which significantly exceeds the 10% which is required under statutory BNG requirements.
6.Achieve the best outcomes for biodiversity	The proposed habitat creation and enhancement works will provide habitat for numerous species of invertebrate, birds and small mammals already likely to be present in the habitat in the adjacent LWS.
7.Be additional	The current habitat enhancement scheme will offer an improvement to the biodiversity value of the site compared to its current state once enhancement works have taken place. Approximately 150 m of new species rich native hedgerow will also be created within the site and off site areas, despite there being no obligation under BNG to create this habitat.

8.Create a Net Gain legacy	The habitat creation and enhancement will be managed and funded by the landowner on a long-term basis. A biodiversity management plan will be developed to ensure the habitats on and off site will be managed appropriately in the long term.
9.Optimise sustainability	Development of a management plan will ensure that net gain will be prioritised.
10.Be transparent	The BNG assessment has been delivered in a transparent and timely manner.

Table 11: Biodiversity Metric Rules

Rule	Has Rule Been Met
Rule 1	Yes – trading rules have been met.
Rule 2	Yes - a 10% net gain has been achieved for habitat units. No linear habitats or watercourses were present.
Rule 3	Yes – statutory metric has been used to calculate the change in biodiversity value - see accompanying metric in Appendix D.
Rule 4	NA – no exceptional circumstances.

6. References

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Drawings

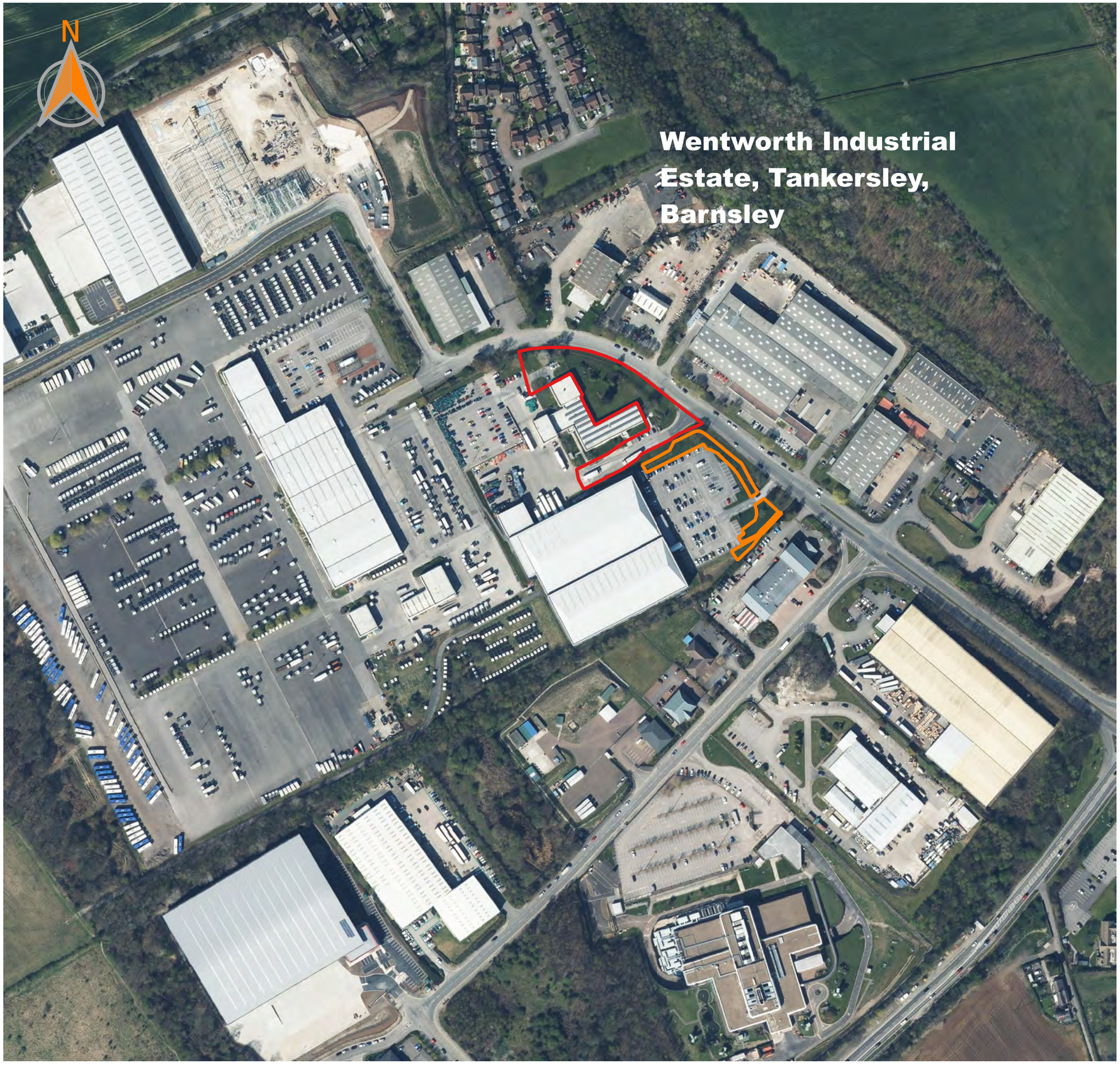
Drawing 1 – Site Location

Drawing 2 – Baseline Habitat Plan (Site)

Drawing 3 – Baseline Habitat Plan (Off Site)

Drawing 4 – Post-development Habitat Plan (Site)

Drawing 5 – Post-development Habitat Plan (Off Site)

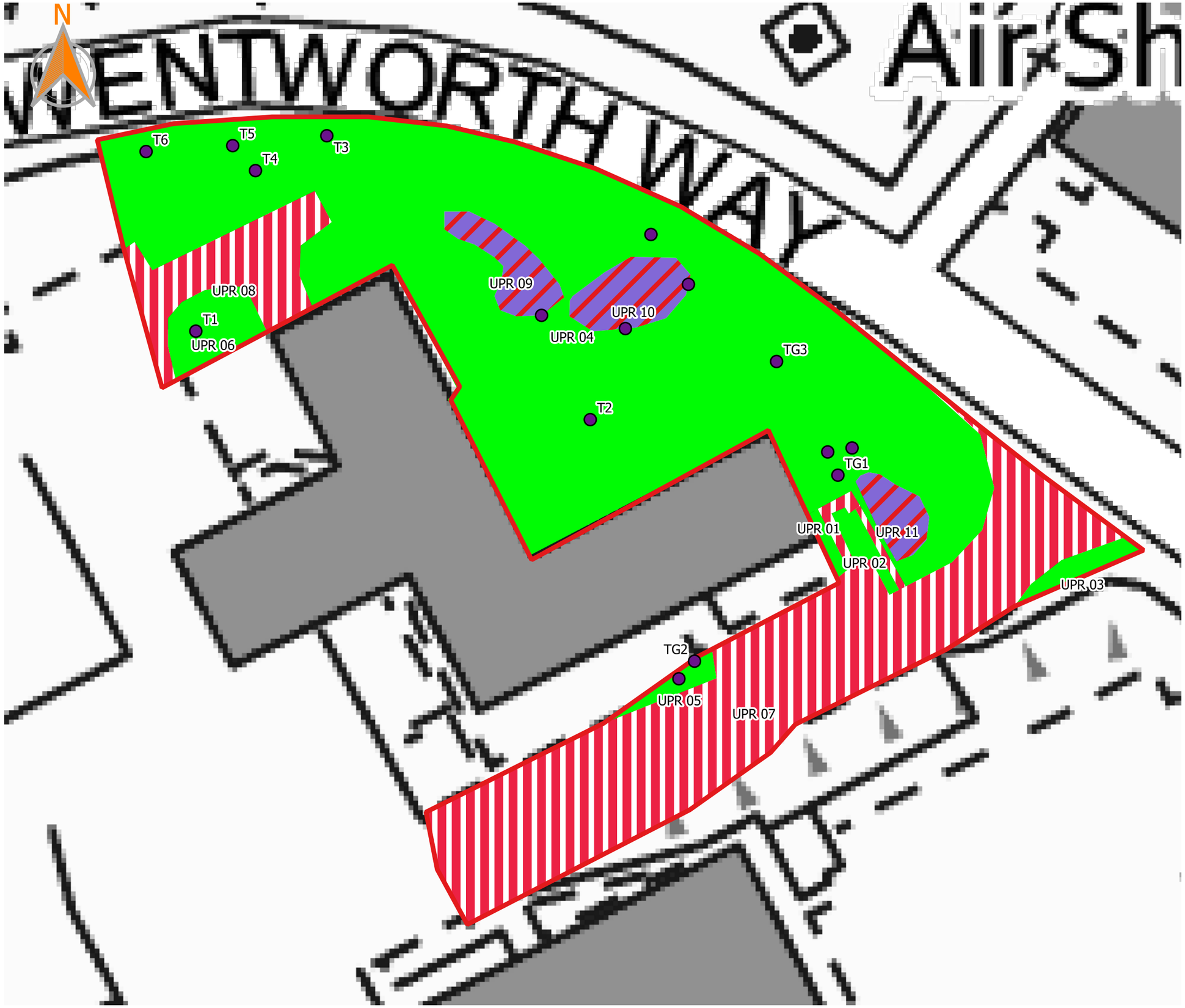


Legend

- Site Boundary
- BNG Off Site Boundary

RGB Aerial Photography – ©GeoPerspectives (c) Getmapping plc.
Scale @ A3 1:3000

Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Site Location Plan	
Project Number 2024/002	Date 04/07/2024
AB Ecology	Drawing Number 1



Legend

- Site Boundary

Baseline Habitats

- Modified grassland
- Mixed scrub
- Developed land. sealed surface
- Individual Trees

UPR 01 - Unique Polygon Reference Number
T1 - Tree Reference Number

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Scale @ A3 1:500

Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Baseline Habitat Plan (Site)	
Project Number 2024/002	Date 04/07/2024
AB Ecology	Drawing Number 2

Legend

BNG Off Site Boundary

Post-development Habitats

g4 - Modified grassland

Retained Individual Tree

OS UPR 01 - Unique Polygon Reference Number
OS T1 - Tree Reference

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Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Baseline Habitat Plan (Off Site)	
Project Number 2024/002	Date 04/07/2024
AB Ecology	Drawing Number 3

Legend

- Site Boundary

Post-development Habitats

- Other neutral grassland
- Modified grassland
- Mixed scrub
- Developed land. sealed surface
- Retained Individual Tree
- Proposed Individual Tree
- Proposed Native Hedgrow

PD 01 - Unique Polygon Reference Number
T1 - Retained Tree Reference Number
PT1 - Proposed Tree Reference Number

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Scale @ A3 1:500

Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Post-development Habitat Plan (Site)	
Project Number 2024/002	Date 04/07/2024
AB Ecology	Drawing Number 4

Legend

- BNG Off Site Boundary

Post-development Habitats

- Other neutral grassland
- Modified grassland
- Proposed Individual Tree
- Retained Individual Tree
- Proposed Native Hedgerow

Base map fromGoogle Satellite
Scale @ A3 1:25000

Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Post-development Habitat Plan (Off Site)	
Project Number 2024/002	Date 04/07/2024
AB Ecology	Drawing Number 5

Appendix A

Legislation

BIODIVERSITY NET GAIN LEGISLATION

Statutory Framework

Biodiversity net gain is a way of creating and improving biodiversity by requiring developments to have a positive impact ('net gain') on biodiversity.

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).

Under the statutory framework for biodiversity net gain (subject to some exceptions) every planning permission granted is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitats. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority prior to commencement of the development. There are exemptions and transitional arrangements which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.

The statutory framework for biodiversity net gain also includes provisions about information requirements for planning applications and the treatment of the condition on decision notices on the grant of planning permission.

The relevant primary legislation for the statutory framework for BNG is set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021, and was amended by the Levelling up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other parts of the 1990 Act.

The biodiversity net gain (BNG) regulations most directly relevant to planning are:

- **The Environment Act 2021 (Commencement No.8 and Transitional Provisions) Regulations 2024** (commence BNG for most types of new planning applications);
- **The Biodiversity Gain Requirements (Exemptions) Regulations 2024** (HMSO, 2024a) (prescribe exemptions for categories of development to which BNG does not apply);
- **The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024** (HMSO, 2024b) (amendments to include provisions in respect of applications for planning permission and the submission of BNG plans;
- **The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024** (HMSO, 2024c) (sets out the modifications for irreplaceable habitat).

POLICY

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2023) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. This sets out the government's planning policies for England and how these are expected to be applied. The NPPF states that '*planning policies and decisions should contribute to and enhance the natural and local environment by*:

- *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils in a manner commensurate with their statutory status or identified quality in the development plan;*
- *Recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- *Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- *Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions, such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

A list of principles which local planning authorities should follow when determining planning applications is included in the NPPF which includes the following;

- *If significant harm 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;*
- *Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Species Scientific Interest; and*
- *Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

Appendix B

Habitat Condition Assessments

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	6 February 2024	**Unique Polygon Reference Number**	UPR 01-06
Weather Conditions	Heavy showers	**Metric Habitat Type**	Modified grassland
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	05 – Grassland Low Distinctiveness
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was undertaken outside the optimal survey period generally considered to be April to September.		
Habitat Description	Areas of modified grassland around the site are all in a similar condition with worn areas in several places. Regularly mown and dominated by grasses including perennial rye-grass with occasional forbs such as white clover, dandelion, ground ivy and creeping buttercup.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

	Condition Assessment Criterion for Each Indicator of Condition	Pass/Fail	Comments	
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (this may include those listed in Footnote 1[1]). **Note - this criterion is essential for achieving Moderate or Good condition.**	Fail	Grassland is species poor.	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Grassland is frequently mown to retain a short sward height.	
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	No scattered scrub recorded.	
D	Physical damage is evident in less than 5% of the 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	Some evidence of damage from pedestrians.	
E	Cover of bare ground[2] is between 1% and 10% including localised areas (for example a concentration of rabbit warrens).	Fail	More than 10% is bare ground.	
F	Cover of bracken ***Pteridium aquilinum*** is less than 20%.	Pass	None recorded.	
G	There is an absence of invasive non-native species[3] (as listed on Schedule 9 of the WCA, 1981[4]).	Pass	None recorded.	
	Total	3/7	**Condition (Good/Moderate/Poor)**	Poor

Good condition achieved if passes 6 or 7 criteria, including passing essential criterion A.
Moderate condition achieved if passes 4 or 5 criteria, including passing essential criterion A
Poor condition achieved if passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)

---

[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***.

[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.

[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.

[4] Wildlife and Countryside Act 1981 (as amended).

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	UPR 07-08
Weather Conditions	Heavy showers	**Metric Habitat Type**	Developed land; sealed surface
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	No
Project Number	2024/002	**Condition Sheet Used**	NA
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	None		
Habitat Description	Areas of hardstanding around the site including footpaths and access road.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	UPR 09
Weather Conditions	Heavy showers	**Metric Habitat Type**	Mixed scrub
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	20 – Scrub
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was undertaken outside the optimal survey period generally considered to be April to September.		
Habitat Description	On the eastern side of the site, areas of mixed scrub were present which contained native and non-native plants alongside immature silver birch trees. Species such as dogwood, privet, Japanese mahonia and ivy were present.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	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. At least 80% of scrub is native, and there are at least three native woody species[1], with no single species comprising 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).	Fail	40% of the scrub is made up of non-native species.	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	All scrub is mature.	
C	There is an absence of invasive non-native species (listed on Schedule 9 of the WCA, 1981) and undesirable species[2] make up less than 5% of the ground cover.	Fail	Cotoneaster species accounts for more than 5% of area.	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitats.	Fail	No scattered scrub or forbs present between scrub and grassland.	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail	Area is too small to support glades or rides.	
	Total	0/5	**Condition (Good/Moderate/Poor)**	Poor

NB - must pass all five to be good, 3 or 4 to be moderate 0-2 is poor

[1] 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).

[2] Species indicative of sub-optimal 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."

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	UPR 10
Weather Conditions	Heavy showers	**Metric Habitat Type**	Mixed scrub
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	20 – Scrub
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was undertaken outside the optimal survey period generally considered to be April to September.		
Habitat Description	On the eastern side of the site, area of mixed scrub which contained native and non-native plants alongside immature silver birch trees. Species such as cherry laurel (F), privet (F), bramble (O) and ivy (F) were present.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	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. At least 80% of scrub is native, and there are at least three native woody species[1], with no single species comprising 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).	Fail	At least 80% of scrub is native but only one woody species present.	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	All scrub is mature.	
C	There is an absence of invasive non-native species (listed on Schedule 9 of the WCA, 1981) and undesirable species[2] make up less than 5% of the ground cover.	Fail	Cherry laurel accounts for more than 5% of area.	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitats.	Fail	No scattered scrub or forbs present between scrub and grassland.	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail	Area is too small to support glades or rides.	
	Total	0/5	**Condition (Good/Moderate/Poor)**	Poor

NB - must pass all five to be good, 3 or 4 to be moderate 0-2 is poor

[1] 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).

[2] Species indicative of sub-optimal 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."

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	UPR 11
Weather Conditions	Heavy showers	**Metric Habitat Type**	Mixed scrub
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	20 – Scrub
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was undertaken outside the optimal survey period generally considered to be April to September.		
Habitat Description	On the eastern side of the site, outside the perimeter fence lies an area of mixed scrub which contained native and non-native, species included David viburnum, bramble and common privet.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	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. At least 80% of scrub is native, and there are at least three native woody species[1], with no single species comprising 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).	Fail	More than 50% of scrub non-native.	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	All scrub is mature.	
C	There is an absence of invasive non-native species (listed on Schedule 9 of the WCA, 1981) and undesirable species[2] make up less than 5% of the ground cover.	Pass	No schedule 9 or undesirable species present.	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitats.	Fail	No scattered scrub or forbs present between scrub and grassland.	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail	Area is too small to support glades or rides.	
	Total	1/5	**Condition (Good/Moderate/Poor)**	Poor

NB - must pass all five to be good, 3 or 4 to be moderate 0-2 is poor

[1] 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).

[2] Species indicative of sub-optimal 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."

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	T1
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Tree
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Red oak. Tree size class is medium.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Fail	Non-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).	Pass	Individual tree – automatically passes.	
C	The tree is mature (or more than 50% within the block are mature).	Pass	The tree ismature with a stem diameter of approximately 35 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Features present, however very limited.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	5/6	**Condition (Good/Moderate/Poor)**	Good

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	T2
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Trees
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Mature black pine. Tree class size is medium.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Fail	Tree is a non-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).	Pass	Individual tree – automatically passes.	
C	The tree is mature (or more than 50% within the block are mature).	Pass	The tree has a stem diameter of approximately 60 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Present.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Tree oversailing modified grassland.	
	Total	5/6	**Condition (Good/Moderate/Poor)**	Good

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	T3
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Tree
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	Not available.
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Rowan. Tree size class is small.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	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).	Pass	Individual tree – automatically passes.	
C	The tree is mature (or more than 50% within the block are mature).	Fail	The tree has a stem diameter of approximately 15 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	None present.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	4/6	**Condition (Good/Moderate/Poor)**	Moderate

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	T4
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Tree
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	Not available
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Wild cherry. Tree size class is medium.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	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).	Pass	Individual tree – automatically passes.	
C	The tree is mature (or more than 50% within the block are mature).	Pass	The tree is mature with a stem diameter of approximately 50 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Features present, however very limited.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	6/6	**Condition (Good/Moderate/Poor)**	Good

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	T5
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Tree
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	No photograph available.
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Rowan. Tree size class is small.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	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).	Pass	Individual tree – automatically passes.	
C	The tree is mature (or more than 50% within the block are mature).	Fail	The tree has a stem diameter of approximately 15 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	No features present.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	4/6	**Condition (Good/Moderate/Poor)**	Moderate

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	T6
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Tree
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	No photograph available.
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Rowan. Tree size class is small.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	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).	Pass	Individual tree – automatically passes.	
C	The tree is mature (or more than 50% within the block are mature).	Fail	The tree has a stem diameter of approximately 15 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	No features present.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	4/6	**Condition (Good/Moderate/Poor)**	Moderate

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	TG1
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Trees
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Small groups of Swedish whitebeam. Tree size class is medium.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Fail	All non-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).	Pass	Trees are all in close proximity.	
C	The tree is mature (or more than 50% within the block are mature).	Pass	The trees are mature with a stem diameter of approximately 35 – 40 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Features present, however very limited.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	5/6	**Condition (Good/Moderate/Poor)**	Good

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	TG2
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Trees
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Small group of 2 ornamental cherry trees. Tree class size is small.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Fail	Ornamental 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).	Pass	Trees are all in close proximity.	
C	The tree is mature (or more than 50% within the block are mature).	Fail	The trees have a stem diameter of approximately 15 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	None present.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	3/6	**Condition (Good/Moderate/Poor)**	Moderate

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	TG3
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Trees
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Small group of native trees; species including rowan, sycamore, silver birch and oak. Tree class size is small.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	90% of trees 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).	Pass	Trees are all in close proximity.	
C	The tree is mature (or more than 50% within the block are mature).	Fail	The trees have a stem diameter of approximately 15-30 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Some areas of loose bark on most of trees.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	5/6	**Condition (Good/Moderate/Poor)**	Good

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	6 February 2024	**Unique Polygon Reference Number**	OS UPR 01-04
Weather Conditions	Heavy showers	**Metric Habitat Type**	Modified grassland
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	05 – Grassland Low Distinctiveness
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was undertaken outside the optimal survey period generally considered to be April to September.		
Habitat Description	Modified grassland which is regularly mown and dominated by grasses including perennial rye-grass with occasional forbs such as white clover, dandelion, ground ivy and creeping buttercup.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

	Condition Assessment Criterion for Each Indicator of Condition	Pass/Fail	Comments
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (this may include those listed in Footnote 1[1]). **Note - this criterion is essential for achieving Moderate or Good condition.**	Fail	Grassland is species poor.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Grassland is frequently mown to retain a short sward height.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	No scattered scrub.
D	Physical damage is evident in less than 5% of the 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.	Pass	No evidence of damage.
E	Cover of bare ground[2] is between 1% and 10% including localised areas (for example a concentration of rabbit warrens).	Fail	No bare ground present.
F	Cover of bracken ***Pteridium aquilinum*** is less than 20%.	Pass	None recorded.
G	There is an absence of invasive non-native species[3] (as listed on Schedule 9 of the WCA, 1981[4]).	Pass	None recorded.
	Total	4/7	**Condition (Good/Moderate/Poor)** Poor

Good condition achieved if passes 6 or 7 criteria, including passing essential criterion A.

Moderate condition achieved if passes 4 or 5 criteria, including passing essential criterion A

Poor condition achieved if passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)

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[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***.

[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.

[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.

[4] Wildlife and Countryside Act 1981 (as amended).

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	OS T1 and T2
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Tree
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Pedunculate Oak. Tree size class is medium.		

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	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).	Pass	Individual tree – automatically passes.	
C	The tree is mature (or more than 50% within the block are mature).	Pass	The trees are mature with a stem diameter of approximately 50 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Features present, however very limited.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	6/6	**Condition (Good/Moderate/Poor)**	Good

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Date of Assessment	06 February 2024	**Unique Polygon Reference Number**	OS T3 and T4
Weather Conditions	Heavy showers	**Metric Habitat Type**	Individual Tree
Surveyor Name	Rachel Blackham	**Condition Assessment Required (Y/N)**	Yes
Project Number	2024/002	**Condition Sheet Used**	9 – Individual Tree
Project Title	Company Shop Group, Tankersley Industrial Estate	**Photograph**	
Limitations	Survey was competed outside the optimal survey season generally considered to be April to September.		
Habitat Description	Silver Birch. Tree size class is small.		

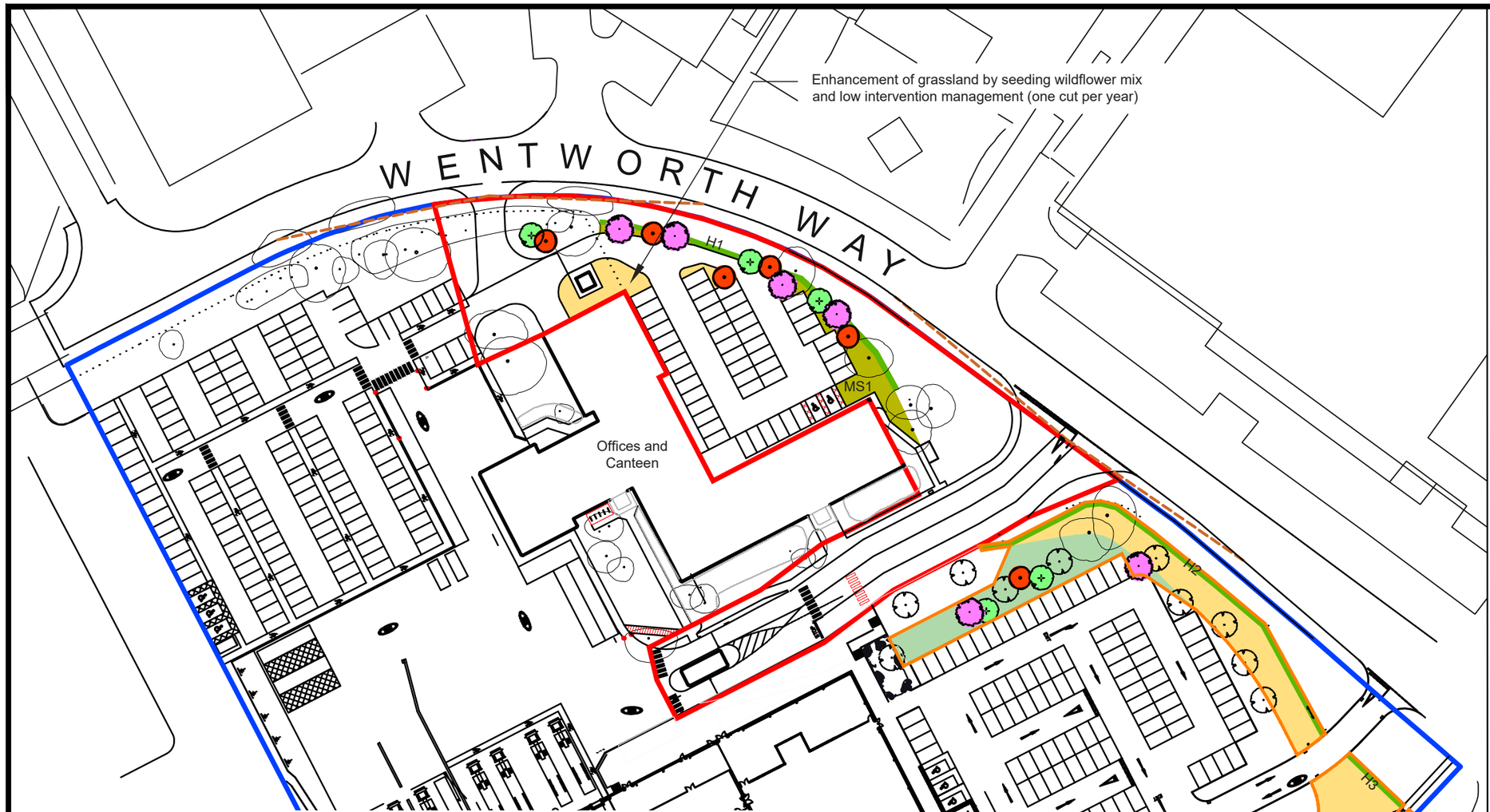
BIODIVERSTY NET GAIN - CONDITION ASSESSMENT FOR STATUTORY METRIC

Condition Assessment Criterion for Each Indicator of Condition		Pass/Fail	Comments	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	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).	Pass	Individual tree – automatically passes.	
C	The tree is mature (or more than 50% within the block are mature).	Fail	The trees semi-mature with a stem diameter of approximately 15-20 cm.	
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.	Pass	No evidence of damage.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Some loose bark and moss present.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Trees oversailing modified grassland.	
	Total	5/6	**Condition (Good/Moderate/Poor)**	Good

If passes 5 or 6 assess as good condition, 3 or 4 moderate and 0-2 is poor.

Appendix C

Landscape Plan (Provided by Biffa Waste Services)



Application Site

Other land in control of the applicant

Off site boundary (for BNG)

Visibility Splays

Proposed Standard Tree
Fagus sylvatica (8 Trees)

Proposed Standard Tree
Betula pendula (8 Trees)

Proposed Standard Tree
Sorbus aucuparia (8 Trees)

Proposed Mixed Native Scrub (205m²)

H1 Proposed Mixed Native Hedgerow (182m)

Existing Grassland to be Enhanced (1133m²)

Modified Grassland

N

Standard Trees

Tree/Shrub species		Form/habit	Root condition	Minimum no. of Breaks	Age/Condition or Number of Times Transplanted	minimum size of container	Overall Height (cm)	Total
Betula pendula	Silver birch	Clear stem 150-175cm	Bagged/Bareroot	3	2x;Light Standard		250-300	**8**
Fagus sylvatica	Beech	Clear stem 150-175cm	Bagged/Bareroot	3	2x;Light Standard		250-300	**8**
Sorbus aucuparia	Rowan	Standard (Standard)	Bagged/Bareroot		2x		175-200	**8**
							Total	**24**

Mixed Native Scrub

Tree/Shrub species		Form/habit	Root condition	Minimum no. of Breaks	Age/Condition or Number of Times Transplanted	minimum size of container	Overall Height (cm)	Planting Block	MS1
								m²	204
									Total Plant No.s (@ 2m centres)
Betula pendula	Silver Birch	Transplant - seed raised	Bagged/Bareroot		1+1 or 1/1		60-80	**20%**	10
Crataegus monogyna	Hawthorn	Transplant - seed raised	Bagged/Bareroot		1+1 or 1/1		60-80	**20%**	10
Ligustrum vulgare	Common privet	Branched	Container			3L	60-80	**20%**	10
Sorbus aucuparia	Rowan	Transplant - seed raised	Bagged/Bareroot		1+1 or 1/1		60-80	**20%**	10
Taxus Baccata	Yew	Bushy	Container			5L	60-80	**20%**	10
							Total	**100%**	**50**

Mixed Native Hedgerow

Tree/Shrub species		Form/habit	Root condition	Minimum no. of Breaks	Age/Condition or Number of Times Transplanted	minimum size of container	Overall Height (cm)	Planting Block	H1	H2	H3	Total
								m	73	94	15	
								mix	Total Plant No.s (@ 5 per m)			
Crataegus monogyna	Hawthorn	Transplant - seed raised	Bagged/Bareroot		1+1 or 1/1		60-80	**20%**	75	94	15	**184**
Ligustrum vulgare	Common privet	Branched	Container			3L	60-80	**20%**	75	94	15	**184**
Prunus spinosa	Blackthorn	Branched, upright	Bagged/Bareroot	2	1+1 Transplant - seed raised		60-80	**20%**	75	94	15	**184**
Fagus sylvatica	Beech	Transplant - seed raised	Bagged/Bareroot		1+1 or 1/1		60-80	**10%**	35	47	8	**90**
Rosa canina	Dog Rose	Branched	Bagged/Bareroot	3	1+1 or 1/1		60-80	**10%**	35	47	8	**90**
Taxus Baccata	Yew	Bushy	Container			5L	60-80	**20%**	75	94	15	**184**
							Total	**100%**	**370**	**470**	**75**	**915**

Note: 1) Refer to AWA Arboricultural Report and Impact Assessment to BS 5837:2012, April 2024
2) Tree planting location indicative only, subject to surveys

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REV.	DATE	DRAWN	DESCRIPTION

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PROJECT: Wentworth Way

LOCATION: Wentworth Way Industrial Estate

DRAWING TITLE: Landscaping

DRAWING No.: D.004

COMPUTER REF.: BAB030400

DRAWN: SM

DATE: May 24

SCALE(S): 1:1,000@A3

Appendix D

Statutory Biodiversity Metric Calculation Tool (Excel Format)