Preliminary Ecological Appraisal and Biodiversity Recommendations

Crown & Anchor Pub, Barnsley

Client: Melling Ridgeway Partners Ltd

Report Reference: Wildscapes_P3228_01_V2

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Quality Assurance and Project Details

PROJECT NUMBER	P3228
CLIENT	Melling Ridgeway Partners Ltd
PROJECT NAME	Crown & Anchor
SITE LOCATION	Crown and Anchor, Barugh Lane, Barugh Green, Barnsley, S75 1LL
REFERENCE	Wildscapes_P3228_PEAR_01_V2

Report authors and Quality check				
Originated	Jonathan Pounder, BSc (Hons), Full Member CIEEM	Freelance Ecologist	[redacted]	15th March 2025
Review	David Pounder	Freelance Ecologist	DW Pounder	15th March 2025
Technical Review				
Approved for Issue				

Field Investigations and Data

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Wildscapes CIC and Sheffield and Rotherham Wildlife Trust for inaccuracies in the data supplied by any other party.

Declaration of Compliance

The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed within this document are our true and professional bona fide opinions.

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Summary

i. Wildscapes were commissioned by Melling Ridgeway Partners Ltd to undertake a Preliminary Ecological Appraisal and Biodiversity Impact Assessment of the Crown & Anchor pub in Barnsley site as a whole and to assess the potential ecological constraints to the proposed development works and establish the Biodiversity Net Gain (BNG) baseline for the site (this is referred to as the Scheme going forward).

ii. The land within the Scheme Boundary is hereafter referred to, as the Site is located at Crown and Anchor, Barugh Lane, Barugh Green, Barnsley, S75 1LL (Grid Reference: SE33100580). The Site is 0.4 ha in size and is comprised of the pub building, beer garden, large car park and associated landscaping.

iii. The report makes recommendations for biodiversity where possible. It will also provide suggestions for ecological enhancement opportunities where relevant.

iv. Below is a summary of the ecological features on Site, the potential they have to affect the scheme and finally whether any further surveys or mitigation is required.

Table 1 Summary of Features and Impacts

ECOLOGICAL FEATURE	THE POTENTIAL FOR THE FEATURE TO BE AFFECTED BY THE SCHEME	ARE FURTHER SURVEYS, ASSESSMENT OR MITIGATION REQUIRED?
Designated sites	No	No
Habitats	No	No
Invasive species	Yes	Yes
Great crested newts	Possible	Precautionary approach
Bats	Yes	Yes – further survey work required to identify the use (if any) of the building by local bat populations
Otter and water vole	No	No
White-clawed crayfish	No	No
Reptiles	No	No
Birds	Yes	Yes – consideration to bird nesting occurring
Hazel dormouse	No	No
Badgers	Possible	Yes; consideration to the potential impact of hedgehogs and badgers visiting the site during development
Other notable species	Yes	
Fish	No	No
Aquatic Invertebrates	No	No
Terrestrial invertebrates	No	No

v. A BNG calculation was undertaken on the 15th March 2025; using the Statutory Metric which showed that the baseline habitats on site had a habitat score of 1.25 Habitat units and 0.32 Hedgerow units.

vi. The BNG calculation showed an on-site post development habitat score of 0.63 Habitat units and 0.32 Hedgerow units.

vii. This equates to an on-site net change of **-0.62 Habitat units or a -49.81% change.**

viii. Further survey effort is recommended in relation to the potential use of the building by local bat populations – a Preliminary Roost Assessment (PRA) should be undertaken to investigate any potential use of the building by local bat populations. This should include inspecting the building internally and any subsequent survey effort required.

ix. Further recommendations are made in relation to potential protected species issues on site:

- All staff should undergo a Toolbox talk at the start of the project
- All site boundary features are to remain untouched
- Treat the Japanese Knotweed at the front of the site, with a precautionary approach to prevent its spread or other invasive species establishing on site
- A precautionary approach should be adopted with regards to the potential (very unlikely) for Great Crested Newts to be found within the work area.
    i. All potential refugia should be lifted and checked by hand before the work begins
    ii. Workforce should maintain vigilance during the construction work
    iii. No materials should be stored on the ground if possible; and if needed then appropriate visual check undertaken.
    iv. Minimise vehicle movement in the work area.
    v. If a Great Crested Newt is found within the site then work should stop and an ecologist called for further advice and/ or visit the site.
- Consideration to the potential for nesting bird activity within the work area and surrounding grounds during construction – if possible, avoid carrying out work between March and August (bird nesting season) inclusive. If work is to be completed within these times, then consideration to the potential for nesting activity should be made.
- Consider hedgehog and badger movements through the development area (although unlikely) – try not to have excavations open overnight (where possible) and if needed ensure there is a suitable ramp constructed that will allow animals to escape the excavations themselves; and a visual inspection of the trenches each morning before work commences.

x. Further recommended enhancements for the development are:

- Install integrated bat boxes into the newly constructed buildings
- Install integrated bird boxes into the newly constructed buildings
- Install insect hotel in the gardens of the newly constructed buildings
- Install a hedgehog box under the shrubs.

1. Introduction

Purpose and Scope

i. Wildscapes was commissioned by Melling Ridgeway Partners Ltd to carry out a Preliminary Ecological Appraisal (PEA) at the Crown and Anchor, Barugh Lane, Barugh Green, Barnsley, S75 1LL to assess the potential ecological constraints to the proposed redevelopment of the site to improve visitor facilities (hereafter titled the Scheme). The land within the red line boundary within the Scheme is hereafter titled 'the Site'. The Site is comprised of the pub building, beer garden, car park and surrounding grounds.

ii. Current good practice guidelines[1] are adhered to as part of the technical information, which is supplied by the client. The results of the PEA are presented in this report and adhere to and address the relevant wildlife legislation and planning policies (Appendix 1).

iii. The current proposal will see the onsite building extended into the beer garden, the car park facilities enhanced and associated landscaping work undertaken - details can be found in Appendix 2.

iv. The PEA contains information from both the desk-based assessment, the Phase 1 Habitat Survey and a preliminary protected species assessment. The desk study was undertaken on 23rd February 2025 to obtain records of statutory and non-statutory designated sites[2], notable habitats and both protected and notable species[3] 1km from the Site boundary. The ecological walkover survey of all accessible land within boundary was undertaken on 24th February 2025.

v. The survey area is based on the client's plans and the desk study data and applicable legislation. It is shown in the Site Location Plan (Figure 1) and the Phase 1 Habitat plan (Figure 4).

vi. The assessment for this report is a preliminary assessment until further ecological surveys are carried out. These results may then need to be fed into a planning application or into an 'Ecological Impact Assessment' once proposals are finalised and the further surveys have been completed.

Zone of Influence

vii. The ecological zone of influence (ZOI) is shown as the extent of any potential impacts of the proposed development. It is determined by individual species ecological requirements as per best practice guidelines.

viii. For bats, it varies as they are a very mobile species and can be up to 5km from a site, which has high quality habitat as per Bat Conservation Trust (BCT) guidelines[4].

[1] CIEEM (2017). Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

[2] Notable habitats are those which are principal habitats under Section 41 of the Natural Environment and Rural Communities Act 2006, those which are under the Sheffield Biodiversity Action Plan (BAP) and hedgerows which are 'important' under Hedgerow Regulations Act 1997.

[3] Notable species are those which are principal species under Section 41 of the Natural Environment and Rural Communities Act 2006, those which are listed in the International Union for Conservation of Nature Red Data Book and any species which is listed under the Sheffield LBAP.

[4] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

ix. For badgers, the ZOI is between 30-50m from the Site boundary as this is the distance which badgers' setts can be damaged or disturbed by heavy machinery.

x. For designated sites, the ZOI can be >10km from the Site Boundary and this is referred to as the Impact Risk Zone (IRZ). If a site is within an IRZ, it can trigger the need for an Environmental Impact Assessment (EIA) or for a Habitat Regulations Assessment (HRA).

xi. For great crested newts (GCN), the ZOI can be up to 500m from the Site boundary (the distance Natural England would consider for a GCN licence).

Site Context and Location

xii. The Crown and Anchor public house is located on the northern edge of Barugh; to the north west of Barnsley in South Yorkshire. The original building has undergone several renovations/ extensions judging by the shape and construction of the building, maintaining the original building at the front of the site, and extending into the rear of the property.

xiii. The site is located on the countryside fringe of Barugh in an area of land shaped by the M1 (west); A637 (east), B6428 (south) and Cawthorne Dike which flows to the north. Residential areas can be found to the south, with agricultural land to the north (pastural and arable).

xiv. Large areas of woodland (some ancient and PAWS) are found to the north and south west of the site.

Figure 1 Site Location Plan

MR+P ARCHITECTS

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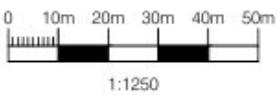
PROJECT
TRUE NORTH BREW CO.
THE CROWN AND ANCHOR
BARUGH LANE, BARUGH GREEN
BARNSLEY S75 1LL

TITLE
SITE LOCATION PLAN

DRAWING STATUS
PLANNING

DRAWN BY:	TJN
DATE:	NOVEMBER 2024
SCALE:	1:1250 @A4
DRAWING No.	6172-408



2. Methodology

2.1 Desk study

i. Ecological record information for the Site and surrounding area (up to one and a half kilometres) was requested from the organisations included within Table 2.

Table 2 Organisations consulted about biological records

DATE CONSULTED	ORGANISATION	RECORDS REQUESTED	SEARCH RADIUS FROM BOUNDARY
27/03/2025	Barnsley Biological Records Centre	Non-Statutory Site Designation	1km
		Protected/Principal Species Records	1km
23/02/2025	(www.magic.gov.uk)[5]	Statutory Site Designations (Including IRZ)	20km
		Habitats of Principal Importance (NERC Act, 2006)	1km
		European Protected Species Licences	5km

ii. In addition to the above online mapping sources, Google Earth Pro and Grid Reference Finder were used to view both satellite imagery and maps of the site and surrounding land.

2.2 Preliminary Ecological Appraisal

iii. The PEA is based on the Chartered Institute of Ecology and Environmental Management (CIEEM) best practice guidelines (CIEEM, 2017). The assessment identifies the following features: habitats, species, sites and other ecological features especially the ones which have more protection and are of a higher value such as those with legal protection, statutory or local such as and those on the Red Data Lists or Local Biodiversity Action Plan. This assessment will then provide recommendations for any further surveys to confirm presence / likely absence of protected species.

iv. The constraints identified will be reviewed based on the client's plans and the recommendations from this assessment and have considered the following: avoidance, mitigation, compensation and enhancement.

2.3 Phase 1 Habitat Survey

v. A phase 1 habitat survey was carried out on the Site to identify habitats present. All habitats present within the Site boundary were noted and mapped following the standard Phase 1 Habitat Survey Methodology (JNCC, 2016), which looks at the identification of individual plant species and identifying the habitat type.

[5] Multi-Agency Geographic Information for the Countryside Interactive GIS Map

2.3.1 Condition Assessment

vi. Each habitat area was assigned a condition assessment based on the relevant 'habitat condition sheet' as per the Statutory Biodiversity Metric User Guide.

vii. Habitat areas are assigned one of the following categories: Good, Moderate or Low. If the conditions vary across an area of the same habitat type, then the habitat will be split into separate parcels, with each one being assigned a different condition category.

viii. A fixed condition score is assigned to certain habitat categories and therefore do not require their own condition assessment as per the User Guide.

ix. The habitat condition sheets for each land parcel are provided within the Appendix.

2.3.2 Use of Calculation Tool

x. The Statutory Biodiversity Metric Calculation Tool is used to calculate biodiversity units for existing baseline conditions within the Site.

xi. The habitat type, area (ha) and condition score, which have been calculated above, are entered in to the metric for each parcel of habitat present within the proposed development site.

xii. The metric then assigns a 'distinctiveness' category and score to each of the habitat parcels.

xiii. Each habitat parcel is then assigned a 'Strategic Significance'. Initially the strategic significance is based on the local planning policy.

xiv. Based on the above, the metric then calculates Biodiversity Units for each of the habitat parcels and also a total number of Biodiversity Units for the proposed development area.

2.4 Legally protected or Priority species

xv. The site was assessed for its suitability to support legally protected or priority species, which would be affected by the proposed development: badger, invertebrates, bats, reptiles, hazel dormouse, otter, water vole, birds, great crested newts, protected or notable plants, other notable species. This includes invasive non-native plant species e.g. Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegassianum*).

2.5 Constraints

xvi. A full internal inspection of the public house was not undertaken at the time of the field survey.

xvii. The survey was carried out outside of the optimum period for undertaking vegetation surveys, but given the location and surrounding land use this is not considered to be an impact on the survey results and habitat classifications.

2.6 Lifespan of data

xviii. The survey results contained within this report are considered accurate for 18 months from the date of the survey, assuming no considerable changes to the Site conditions or the presence of mobile species e.g. badgers, bats and otters.

3. Results

3.1 Surveyor competency and Survey Conditions

i. The initial Phase 1 survey was carried out by Jonathan Pounder BSc (Hons) PGCE, who has been a professional ecologist for 25+ years and is appropriately experienced and qualified to undertake this survey. He holds Natural England species licenses for Great Crested Newts (Survey Level 1 Class Licence 2015-18919-CLS-CLS) and Bat (Level 2 Survey Class Licence 2015-11439-CLS-CLS since 2007), Bat Earned Recognition Level 1 (BER001) and full membership of CIEEM.

ii. The survey was carried out in suitable weather conditions. See Table 3.

Table 3 Survey weather conditions

SURVEY	DATE	TEMPERATURE (^{O}C)	WIND (BEAUFORT SCALE)	CLOUD COVER (OKTAS SCALE)	PRECIPITATION
PEA	24/02/25	11	3, west south west	0 - 1	None

3.2 Desktop study

iii. No statutory designated sites were recorded within the search area. The site is not located within the IRZ of the statutory designated sites.

iv. The site is located within 1km of Daking Brook Local Wildlife Site. Details can be found in Table 4 and Figure 2.

v. There are number of Habitats of Principal Importance under Section 41 of the NERC Act, 2006 that are located within 1km of the Site; shown in Figure 3.

Table 4 Non-statutory designated sites within 1km of the site

NAME	DESIGNATION	Length (Km)	BRIEF DESCRIPTION
Daking Brook	LWS	10.3	The source of Daking Brook is found between Upper Denby and Ingbirchworth to the west of the Borough of Barnsley. The brook flows west to east and on its way east the Brook passes through a landscape of arable and pastoral farmland. The brook is often tree lined or surrounded by a thin belt of semi-natural broadleaved woodland. It is largely unmodified and unpolluted and is a good example of an upland stream. The brook joins the River Dearne near Lower Barugh, approximately 1km east of the M1 motorway between junctions 37 and 38. Six locations along the brook were surveyed for the presence of important species, particularly white-clawed crayfish (Austropotamobius pallipes) and water vole (Arvicola amphibius), approximately a 100m section at each location was surveyed (October 2010)

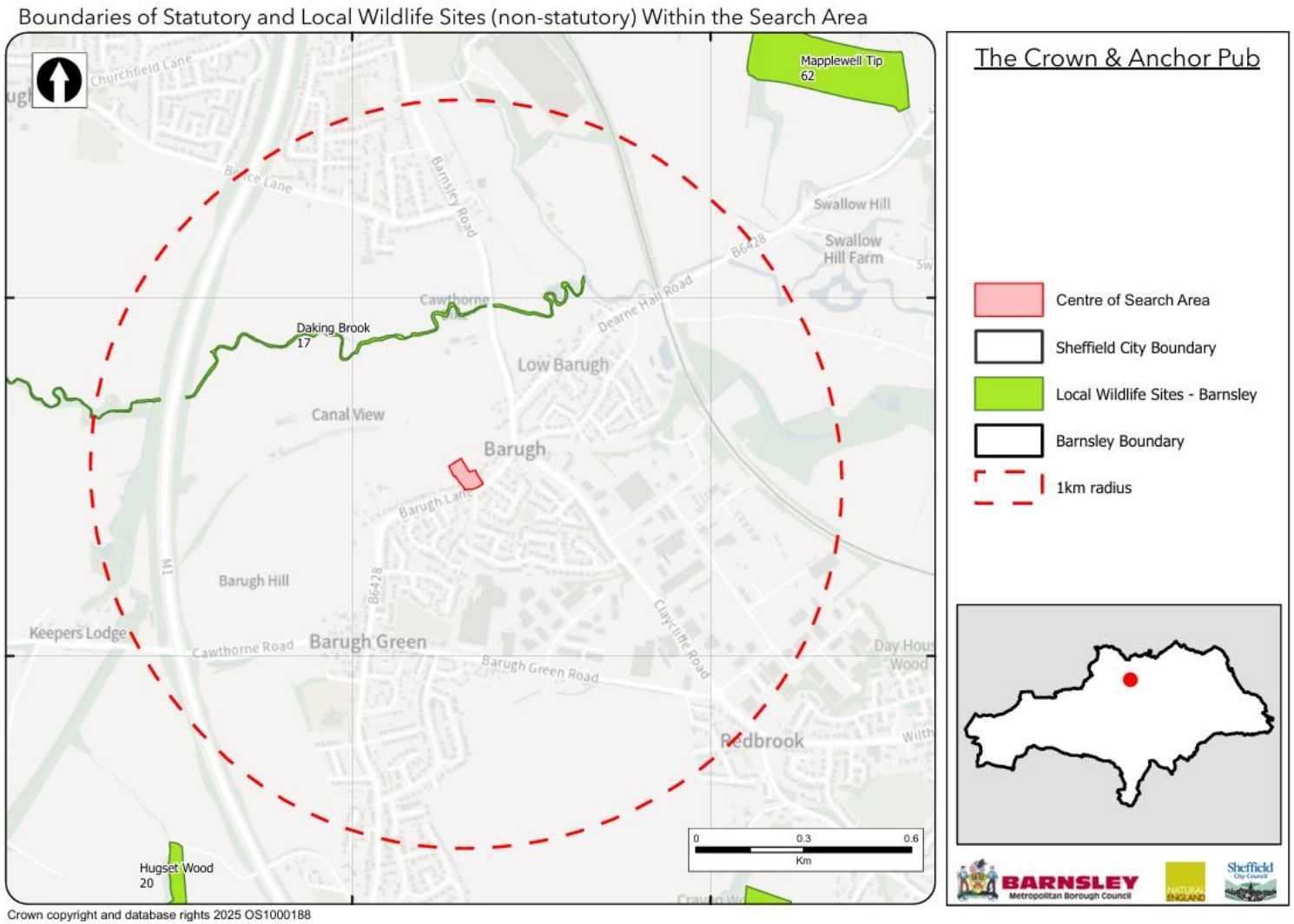
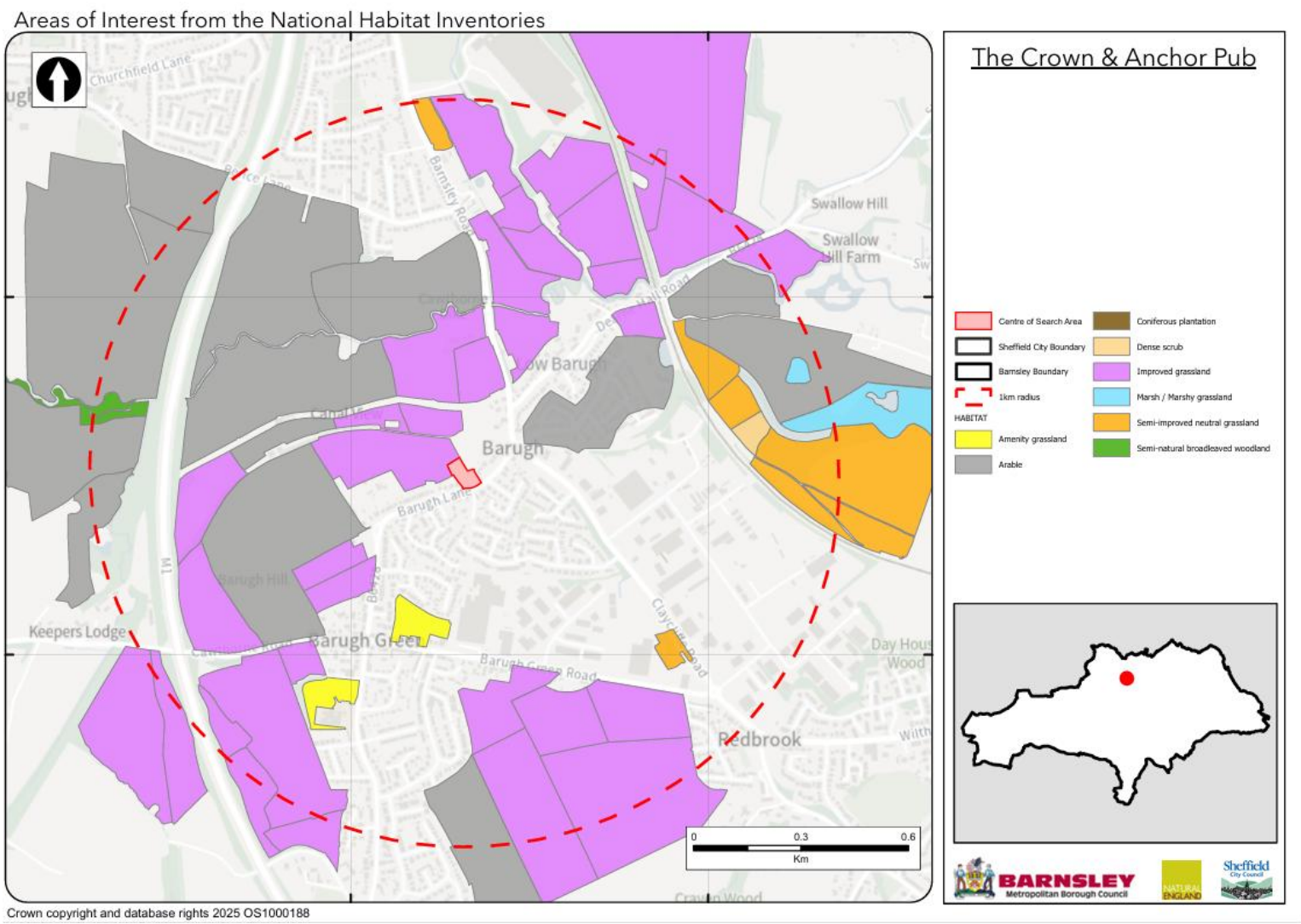


Figure 2 Location Plan of Statutory and Local Wildlife Sites (non-statutory)

Figure 3 Plan showing the locations of National Habitat Inventories within 1km of the site



vi. Records of European Protected Species Licences (EPSL) were found within 5km of the search area. This includes:

- 1 record of GCN licence (2016-19796-EPS-MIT-1) was returned 445m to the east of the site.
- 2 further GCN license returns are in close proximity to the site (120m & 210m), 2 more slightly further away (430m and 521m, associated with residential houses) a single record (700m) associated with the railway line and 3 licenses together at 1350m.
- 7 records of bat licenses where returned:
  - 4.51km to the north 2019-40314-EPS-MIT for BLE, destruction of roost
  - 4.91km to the north west EPSM 2010-1760 for common pipistrelle and BLE, affect breeding site, destroy breeding site and destroy roost
  - 4.06km to the west 2018-33921-EPS-MIT for BLE, common pipistrelle, soprano pipistrelle and Whiskered bat for affect breeding site, damage breeding site and damage roost site
  - 4.88km to the west 2018-34184-EPS-MIT for Natterers, destruction of roost
  - 3.96km to the south west 2016-214447-EPS-MIT for BLE, common pipistrelle and Natterers for destruction of roost
  - 3.50km to the south east 2019-41299-EPS-MIT for common pipistrelle for destruction of roost
  - 3.31km to the south east EPSM2013-6477 for common pipistrelle for destruction of roost

vii. Table 6 below shows the protected species records from Barnsley Records Centre. The table provides a summary of the records, which were considered the most relevant to this Site and the proposed works.

Table 5 Summary of notable and protected species records

COMMON NAME	SCIENTIFIC NAME	RECORD NUMBERS	CONSERVATION STATUS
Amphibians			
Common Frog	*Rana temporaria*	24	
Common Toad	*Bufo bufo*	78	BAP Species
Great Crested Newt	*Triturus cristatus*	91	BAP Species, WCA
Smooth newt	*Lissotriton vulgaris*	86	
Bats			
Common Pipistrelle	*Pipistrellus pipistrellus*	2	WCA
Soprano Pipistrelle	*Pipistrellus pygmaeus*	1	WCA
Bat	*Chiroptera*	2	WCA
Birds			
Dunnock	*Prunella modularis*	19	Red/ Amber Listed
Fieldfare	*Turdus pilaris*	1	BAP Species, WCA
Grasshopper Warbler	*Locustella naevia*	1	BAP Species, Red/ Amber Listed
Green Sandpiper	*Tringa ochropus*	1	Red/ Amber Listed
Greenfinch	*Carduelis chloris*	8	Red/ Amber Listed

Grey Wagtail	*Perdix perdix*	3	WCA, Red/ Amber Listed
House Sparrow	*Passer domesticus*	24	Red/ Amber Listed
Kestrel	*Falco tinnunculus*	5	Red/ Amber Listed
Lapwing	*Vanellus vanellus*	2	BAP Species, Red/ Amber Listed
Mallard	*Anas platyrhynchos*	3	Red/ Amber Listed
Mistle Thrush	*Turdus viscivorus*	5	Red/ Amber Listed
Pink-footed Goose	*Anser brachyrhynchus*	1	Red/ Amber Listed
Redwing	*Turdus iliacus*	1	WCA, Red/ Amber Listed
Reed Bunting	*Emberiza schoeniclus*	2	BAP Species, Red/ Amber Listed
Snipe	*Gallinago gallinago*	3	Red/ Amber Listed
Song Thrush	*Turdus philomelos*	5	Red/ Amber Listed
Starling	*Sturnus vulgaris*	23	Red/ Amber Listed
Teal	*Anas crecca*	1	Red/ Amber Listed
Tree Sparrow	*Passer montanus*	1	BAP, Red/ Amber Listed
Whitethroat	*Sylvia communis*	3	Red/ Amber Listed
Willow Warbler	*Phylloscopus trochilus*	1	Red/ Amber Listed
Woodpigeon	*Columba palumbus*	8	Red/ Amber Listed
Wren	*Troglodytes troglodytes*	14	Red/ Amber Listed
Yellowhammer	*Emberiza citronella*	2	BAP, Red/ Amber Listed
Fish			
Brown/Sea Trout	*Salmo trutta*	1	BAP
Wels Catfish	*Silurus glanis*	1	BAP
Invasive Species			
Himalayan Balsam	*Pacifastacus leniusculus*	4	WCA
Japanese Knotweed	*Fallopia japonica*	1	WCA
New Zealand Pigmyweed	*Crassula helmsii*	1	WCA
Signal Crayfish	*Pacifastacus leniusculus*	3	WCA
Mammals			
Badger	*Meles meles*	1	Badger Act
Harvest Mouse	*Micromys minutus*	1	BAP
Hedgehog	*Erinaceus europaeus*	7	BAP
Plants			
Bluebell	*Hyacinthoides non-scripta*	1	
Common Spotted-orchid	*Dactylorhiza fuchsii*	2	
Cornflower	*Centaurea cyanus*	1	BAP
Lamiastrum galeobdolon subsp. montanum	*Lamiastrum galeobdolon subsp. Montanum*	1	
Midland Hawthorn	*Crataegus laevigata*	1	
Southern Marsh-orchid	*Dactylorhiza praetermissa*	1	

3.3 Wider Landscape and Connectivity

viii. The site is located between the residential area of Barugh (to the south) and the open countryside (to the north). To the south there is limited greenspace with the exception of the roadside verges along Claycliffe Road (A637) and some woodland associated with the railway line cuttings away to the east.

ix. To the north is open countryside that forms a green wedge between Barugh and Darton to the north. This land is agricultural land (mixed arable and pastural) with Cawthorne Dike flowing through the area. Further countryside is located to the west of the M1 motorway.

x. Throughout the surrounding area there are a number of small and large woodland blocks, with PAWs sites to the north west and south west of the site.

xi. Species such as badger and hedgehog are transient and move around a large geographical area and could therefore utilise the site and the surrounding habitats. Due to the built-up nature of the surrounding land, badger presence is perhaps less likely; but hedgehog presence is more likely.

xii. Although no bat records where associated with the site (from the data search return), it did show that there were a number of bat species previously identified in the area around the site. Bat roosts where identified within 50m to the south of the site.

3.4 Phase 1 Habitat Survey

xiii. The habitat descriptions and photos are provided in Table 7 and follow the order of the JNCC (2010) handbook. Figure 3 below shows a phase plan 1 of the Site.

Table 6 Phase 1 Habitat descriptions

JNCC code	Description and habitat	Area (ha)	Ecological importance	Photograph
J3.6	<u>Main Building</u> A 2-storey building with painted white rendered wall, tiled roof, UPVC windows and doors and plastic rainwater goods. The building has undergone several redevelopments with a large single storey extension present at the rear of the building – some of which has a flat roof. Overall, the building is in a good state of repair although some gaps in the roof tiles and an area of missing cement tile capping above the rear door was identified (see picture).	0.0546	Potential bat roost features where identified during the external inspection.	  

J1.2	<u>Beer garden/ modified grassland</u> A large area of amenity grassland, fenced off from the car park with a network of paved footpaths leading to outdoor seating. The grassland is dominated by rye grass *Lolium perenne* with small amounts of white clover *Trifolium repens*, daisy *Bellis perennis*, ribwort plantain *Plantago lanceolata*, silver weed *Potentilla anserina* and creeping buttercup *Ranunculus repens*. Some areas of moss present in places. Bare soil patches present and a number of trees in planting beds also present.	0.056 grass	None	
		0.013 track		
J1.4		0.04		
Target Note 1	<u>Car park/ tarmac</u> A large area of tarmac used for parking in poor condition.	0.195	None	

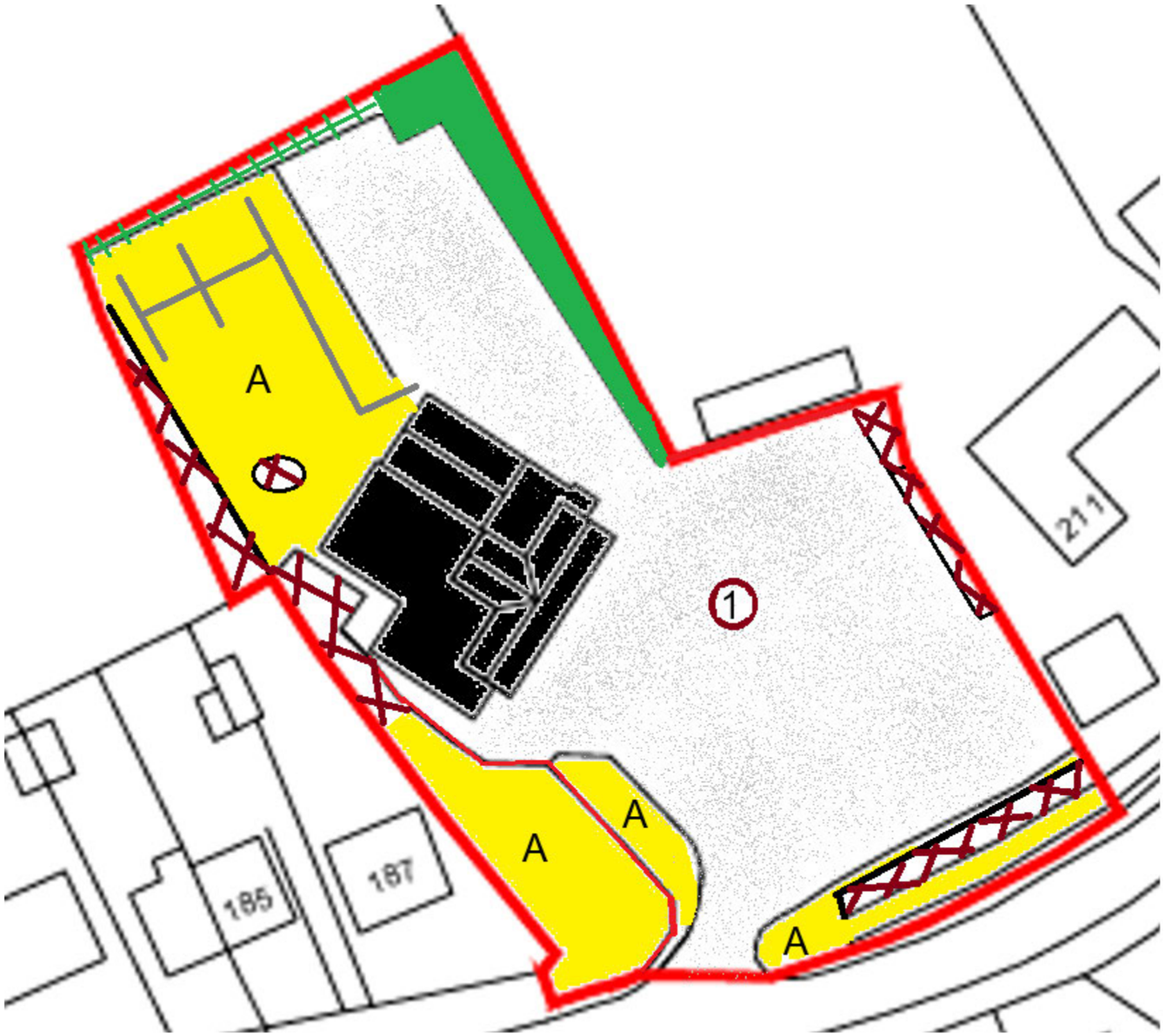
A1	<u>Linear Strip wood</u> Canopy dominated by Wild Cherry *Prunus avium* and Sycamore *Acer pseudoplatanus* with an understorey of privet *Ligustrum vulgare*, elder *Sambucus nigra*, willow leaved cotoneaster *Contoneaster salicifolius*, holly *Ilex aquifolium*, yew *Taxus baccata* and barberry *Berberis vulgaris*. The lines of trees along the car park edge does push out towards the northern edge, which is why its listed as a strip woodland rather than a line of trees. Daffodils *Narcissus spp.* had started to push through. Ivy *Hedra helix* present throughout.	0.0195	Potential for nesting birds	
J1.4	<u>Planted beds – introduced shrub</u> Small beds with Ash *Fraxinus excelsior*, willow leaved cotoneaster and cherry laurel *Prunus laurocerasus*. The corner bed is tall and dense and as a result has potential for nesting birds, the thin strip along the eastern boundary is topped with gravel.	0.0033	Potential for nesting birds	

J1.2	<u>Amenity grassland and introduced shrubs</u> A strip of land with shaped cherry laurel and privet with amenity grassland ground cover.	0.011		
J1.4		0.013		
J1.2	Picnic bench area – amenity grassland A front of house seating area with amenity grassland and seating	0.007		

J1.2	<u>Amenity grassland and introduced shrub</u> A raised area of amenity grassland surrounded by an ivy-covered dry-stone wall; which forms a small garden area along the western boundary of the site. Japanese knotweed *Reynoutria japonica* present by the signboard. Several Ash trees present displaying various signs of Ash dieback. The top of triangle shape tapers off into a thin strip of introduced shrub.	0.0304	Invasive species present	
J1.4		0.01	Potential for nesting birds	

JNCC code	Description and habitat	Length (m)	Ecological importance	Photograph
J2.3	<u>Hedgerow with trees</u> A planted hawthorn hedgerow in between specimen trees of wild cherry, beech *Fagus sylvatica*, sycamore and silver birch *Betula pendula* giving the hedge some height. Evidence of tipping along the base of the hedge of grass cuttings. Hedge runs across the northern boundary of the site and joins to the woodland strip in the north east corner of the site.	46m	Potential for nesting birds	
J2.5	<u>Dry stone wall</u> A 1.2m cemented drystone wall boundary wall separating the hedge from the beer garden. The wall runs across the northern and western boundaries of the beer garden	77m		

Figure 3: Phase 1 Habitat Plan



3.5 Habitat Assessment

3.5.1 Statutory and Non-Statutory Designated Sites

xiv. Theres are no Statutory Designated Sites within 5km of the site. The site is not within any IRZ for European and National designated sites.

xv. The nearest non-statutory site is Daking Brook which is 390m to the north of the Site and is designated for Local Wildlife Site (LWS).

3.5.2 Habitats

xvi. The majority of the habitats identified on site were of limited ecological and botanical interest and were of poor species diversity. The site is largely man-made surfacing (tarmac or building) with some areas of modified grassland and introduced shrub; together with a line of trees and native hedgerow. No notable plant species where noted during the visit and the current habits are in keeping with site use (public house). The site has limited potential to support protected species.

xvii. There were no priority and protected plant species observed on site and all species are either common, widespread or characteristic of the habitats present.

3.5.3 Invasive species

xviii. Japanese knotweed was identified on Site.

xix. There were three further invasive species outside of the site and within 1km, these were: Himalayan Balsam, New Zealand Pygmyweed and Signal Crayfish. These species are all listed in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) where it is an offence to cause them to spread in the wild.

3.6 Priority and protected Species Assessment

3.6.1 Great Crested Newt (GCN)

xx. There were no ponds on the site. There are no ponds within 500m of the Site.

xxi. There is a single watercourse approximately 390m to the north of the Site and there are no ditches on the site.

xxii. There are 91 GCN species records returned in the data search, largely generated from a pitfall trapping exercise at SE318088.

xxiii. There is a GCN license return listed on MAGIC approximately 125m to the north east. A further 8x GCN license returns were identified within 5km.

xxiv. The terrestrial habitats on site are poor, with the site largely being made up of tarmac. Some limited potential exists in the boundary wall. The surrounding residential housing provides an encircling barrier across the southern half of the site, however the grasslands to the north of the site provide a potential link to the land associated with the MAGIC license return. The rear of the site is surrounded by a dry stone wall and hedgerow which would provide suitable habitat for overwintering, the rest of the site (on the other side of the wall) is not suitable for foraging due to the short ground cover and regular use.

xxv. A precautionary approach to GCN potential on site should be taken; no further surveys are required at this point.

3.6.2 Bats

xxvi. There are 5 records of bats identified from the Record Centre during the desk study, and 7 identified from license returns on MAGIC. Species identified include Brown Long Eared, Common pipistrelle, Soprano pipistrelle, Whiskered, Natterers and unknown bat spp. The closest recorded roost is within 30m of the site to the south of the Site.

xxvii. There are no trees within the Site boundary or adjacent to the site boundary that have potential for roosting bats. None of the trees on site have Potential Roost Features (PRF's) and have therefore been classified as having Negligible Suitability

xxviii. There is one building on site, which will require an internal inspection.

xxix. The building does have some PRF's that will be impacted by the proposed development.

xxx. The building is given **Low Potential** for bat roosting. Further survey work is advised.

xxxi. The habitats on site offer moderate suitability for commuting and foraging bats as per BCT 2023 guidance based on the rural habitats found to the north of the site and the residential areas to the south. The development will not have any significant impact on bat foraging and commuting habitat.

3.6.3 Water vole, white clawed crayfish and otter

xxxii. There no records of water vole *Arvicola amphibius* or otters *Lutra lutra* within 1km of the site.

xxxiii. There are historic records (2010) of white clawed crayfish *Austropotamobius pallipes* within 1km of the site. Unfortunately, the presence of signal crayfish was also detected at the same time.

3.6.4 Reptiles

xxxiv. No records of reptiles were returned during the desk study. The habitats on site were dominated by tarmac and surrounding stone walls and provided negligible opportunities for reptiles.

3.6.5 Birds

xxxv. A number of different notable/ protected bird species where returned in the data search.

xxxvi. The building and surrounding landscape does provide suitable habitat for birds to nest. The habitats found on site are representative of the habitats in the surrounding area and within the locality.

xxxvii. There was no suitable nesting habitat for Schedule 1 birds on site.

xxxviii. It is considered likely that the development will have a minor impact on populations of birds and their breeding success. There is a potential risk of disturbing nesting birds during the nesting bird season (i.e. March to August inclusive).

3.6.6 Hazel Dormouse

xxxix. The site is outside of the known distribution area for this species and it will not be considered further.

3.6.7 Badgers

xl. There were no badger or fields signs recorded. There is no suitable foraging habitat for badgers within the site. A single badger record was returned in the data search; showing that badgers are active in the surrounding area.

3.6.8 Other Priority Fauna Species

xli. The data search identified records for Hedgehog and Harvest Mouse in the return; the habitat and site use will be of particular importance for hedgehogs.

4. Biodiversity Impact Assessment

i. High-level biodiversity impact assessment, based on current scheme design, has been undertaken. This involves comparing the biodiversity value of the habitats present on site prior to the development (baseline) and the predicted biodiversity value of the habitats following the completion of the scheme (post-development). The comparison looks at 'biodiversity units' using a 'biodiversity metric' to provide biodiversity values which are to be calculated and compared.

ii. The baseline biodiversity values of the site are:

- 1.25 Habitat units
- 0.32 Hedgerow units
- 0 Watercourse units

iii. Post development the value of the site are:

- A loss of 0.62 units of area Habitat units, equating to a -49.81% loss;
- No loss/gain of Hedgerow units; and
- No loss/gain of Watercourse habitat units.

iv. The assessment and figures above do not include and additional potential compensation or enhancement measures. The methods for undertaking the BIA are in Appendix 3 and the assessment calculations in Appendix 4.

v. The two trees surrounding the beer garden have been considered as removed despite them showing on the proposed site layout drawings – the proximity to the new building will impact on their root systems so they will potentially need to be removed to prevent future impacts.

5. Discussion and recommendations

5.1 Priority Species and Habitats

i. The potential for the protected species and habitat to be present on the Site and the impacts based on the current proposals are provided below.

Table 7 Summary of impacts

HABITAT/SPECIES	IS THERE SUITABLE HABITAT ON SITE?	ANY LOCAL RECORDS?	LIKELIHOOD OF IMPACTS BY THE PROPOSALS?	ANY MITIGATION?	FURTHER SURVEYS?
Designated Sites	No	Yes	No	N/A	No
Habitats	No	Yes	No	N/A	No
Invasive species	Yes	Yes	Yes	Yes	Yes
Great crested newts	Yes	Yes	Possible	Precautionary approach	No
Bats – Tree Roosts	No	Yes	No	Yes	No
Bats – Building Roosts	Yes	Yes	Yes	Yes	Yes
Bats – Activity	Yes	Yes	Yes	No	No
Water Vole	No	Yes	No	N/A	No
Otter	No	Yes	No	N/A	No
White clawed crayfish	No	Yes	No	N/A	No
Reptiles	No	No	No	N/A	No
Birds	Yes	Yes	Yes	Yes	No
Dormice	No	No	No	N/A	No
Badgers	Yes	Yes	Possible	Consideration during the delivery of the development	No
Other priority species	Yes	Yes	Possible		No
Fish	No	No	No	N/A	No
Freshwater invertebrates	No	No	No	N/A	No
Terrestrial invertebrates	Yes	No	No	N/A	No

6. Recommendations

i. This section makes recommendations for further works linked to the project delivery. highlights the opportunities for ecological enhancements based on the current design proposals.

- Further investigation into the potential use of the building by local bat populations is required – a PRA should be undertaken internally and externally for the building.
- All staff should undergo a Toolbox talk at the start of the project.
- All site boundary features are to remain untouched.
- Treat the Japanese Knotweed at the front of the site, with a precautionary approach to prevent its spread or other invasive species establishing on site.
- A precautionary approach should be adopted with regards to the potential (very unlikely) for Great Crested Newts to be found within the work area.
    i. All potential refugia should be lifted and checked by hand before the work begins.
    ii. Workforce should maintain vigilance during the construction work.
    iii. No materials should be stored on the ground if possible; and if needed then appropriate visual check undertaken.
    iv. Minimise vehicle movement in the work area.
    v. If a Great Crested Newt is found within the site then work should stop and an ecologist called for further advice and/ or visit the site.
- Consideration to the potential for nesting bird activity within the work area and surrounding grounds during construction – if possible, avoid carrying out vegetation clearance and external work to the building between March and August (bird nesting season) inclusive. If work is to be completed within these times, then consideration to the potential for nesting activity should be made.
- Consider hedgehog and badger movements through the development area (although unlikely) – try not to have excavations open overnight (where possible) and if needed ensure there is a suitable ramp constructed that will allow animals to escape the excavations themselves; and a visual inspection of the trenches each morning before work commences.

7. Enhancements

ii. This section highlights the opportunities for ecological enhancements based on the current design proposals.

9.1 Biodiversity Net Gain

iii. Scheme would result in a loss of 0.62 area units, no linear units and no river units. In order to offset the losses and to potentially achieve a net gain the following things would need to be delivered:

- Off-site credits purchase is advised

9.2 Other enhancements

iv. The following are a list of enhancements which could be delivered as part of the Scheme to enhance biodiversity and that do not contribute towards the calculation for the biodiversity net gain.

- Install integrated bat boxes into the newly constructed buildings
- Install integrated bird boxes into the newly constructed buildings
- Install insect hotel in the gardens of the newly constructed buildings
- Install a hedgehog box under the shrubs.

8. References

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Appendix 1: Legislation and Planning Policy

General and Regionally Specific Policies

i. Articles of British legislation, policy guidance, Local Biodiversity Action Plans (BAP's) and the NERC Act (2006) and referenced throughout this report. The context of these are explained within the relevant sections of this report. Relevant legislation is:

- The Hedgerow Regulations 1997;
- Local planning policies in Sheffield Local Plan;
- The Wildlife and Countryside Act 1981 (as amended);
- EC Council Directive on the Conservation of Wild Birds 2009/147/EC;
- The Environment Act (2021);
- Local Biodiversity Action Plan for Sheffield ;
- The Natural Environmental and Rural Communities (NERC) Act 2006;
- ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2021;
- National Parks and Access to the Countryside Act 1949;
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019;
- The National Planning Policy Framework (2021);
- The Protection of Badgers Act 1992;
- The Countryside and Rights of Way Act 2000; and
- The Hedgerow Regulations 1997.

Hedgerows

ii. All native hedgerows, including those, which are species poor, are listed under Section 41 of the NERC Act (2006) and are a Local Biodiversity Action Plan (LBAP) habitat. All native hedgerows are considered to be of high conservation value.

iii. The Hedgerow Regulations (1997) classify a hedgerow as 'important' when it is:

- Satisfies at least 1 of the criteria listed in Part II of Schedule 1;
- Has existed for more than 30 years.

iv. If a hedgerow is to be removed, a person is required to submit a hedgerow removal notice to the Local Planning Authority. Legislation for hedgerows include:

- Hedgerow Regulations 1997;
- Planning Policy Statement (PPS) 9: Biodiversity and Geological Conservation;
- Natural Environment and Rural Communities Act (NERC) 2006;
- The Countryside Rights of Way Act 2000.

Bats and Great Crested Newts

v. Great crested newt and species of bats are fully protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. They are protected from:

- Intentional or reckless killing, injuring or taking;
- Damage to or the destruction of, or, obstruction of any place or shelter, breeding or resting;
- Disturbance of an animal occupying a structure or place;
- Possessing or controlling live or dead animals;

- Selling, bartering or exchanging of these species or parts of.

vi. The WCA is reinforced by the UK's transposition of the EU Habitat's Regulations under The Conservation of Habitats and Species Amendments (EU Exit) Regulations 2019 (as amended). These Regulations prohibit:

- The deliberate killing, injuring or taking of bats or great crested newts;
- The deliberate disturbance of any bat species or great crested newts in a way that will significantly likely affect:
  - Their ability to survive, hibernate, migrate, breed or rear or nurture their young;
  - The local distribution or abundance of that species;
  - Damage or destruction of a breeding or resting place;
  - The possession or transporting of bat species or great crested newts or any part of.

vii. Certain circumstances may mean a licence needs to be granted by Natural England to permit activities that would otherwise constitute an offence. Regarding a development, a scheme must have full planning permission before a licence application can be made.

viii. There are seven British bat species, which are listed as Species of Principal Importance (SPI) under the Natural Environment and Rural Communities (NERC) Act, 2006. These are barbastelle (*Barbastellus barbastellus*), Bechstein's (*Myotis bechsteinii*), brown long-eared (*Plecotus auritus*), greater horseshoe (*Rhinolophus ferrumequinum*), lesser horseshoe (*Rhinolophus hipposideros*) noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*).

ix. The National Planning Policy Framework 2021 gives protected species material consideration in planning. It states the impacts arising from development proposals must be avoided where possible or must be adequately mitigated/compensated for and opportunities for ecological enhancement should be sought.

Water vole

x. Water voles (*Arvicola amphibius*) are protected under Schedule 5, Section 9 of the Wildlife and Countryside act 1981 (as amended). It is an offence to kill, injure or capture a water vole, to intentionally recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection or to disturb water voles whilst they are using such a place.

Otter

xi. The Eurasian otter (*Lutra lutra*) is the only native UK otter species. It is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This law is reinforced by the UK's transposition of the EU Habitats Regulations under The Conservation of Habitats and Species Amendments (EU Exit) Regulations 2019 (as amended). Together both of these regulations make it an offence to:

- Capture, kill, disturb or injure otters both on purpose or by not taking enough care;
- Damaging or destroying a breeding or resting place, both deliberately or by not taking enough care;
- Obstructing access to their resting or sheltering place both deliberately or by not taking enough care;
- Possessing, selling, controlling or transporting live or dead otter, or parts of.

xii. A conviction could get an unlimited fine and up to 6 months in prison.

White clawed crayfish

xiii. White clawed crayfish (*Austropotamobius pallipes*) are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under the Act, it is an offence to intentionally take white-clawed crayfish form the wild and to sell them. They are also protected under the Habitats Directive, requiring the designation of Special Areas of Conservation (SAC) to protect important populations of this species.

Reptiles

xiv. All reptiles species are partially protected under Schedule 5 (Sections 9 (1) and 9 (5)) of the Wildlife and Countryside Act 1981 (as amended). This legislation protects reptile from:

- Recklessly or intentionally killing or injuring;
- Selling, offering to sell, possessing or transporting for the purpose of the sale or publishing advertisements to buy or sell a protected species.

xv. In the addition to the above, sand lizards (*Lacerta agilis*) and smooth snakes (*Coronella austriaca*) are listed under The Conservation of Habitats and Species Amendments (EU Exit) Regulations 2019 (as amended). This makes it an offence to:

- Capture, kill, injure and disturb;
- Take or damage eggs;
- Damage or destroy breed/resting places;
- Obstruct access to a resting place; and
- Possess, advertise for sale, sell or transport for sale, live or dead (part or derivative)

xvi. When reptiles are confirmed to be present on land which is going to be affected by development, the following is recommended:

- They should be protected from injury or killing during any construction activities;
- Mitigation should be provided on site to maintain their conservation status of the species locally;
- Under the NPPF 2021, the presence of any protected species should be a material planning consideration. Impacts, which arise from development, must be avoided where possible or be adequately mitigated/compensated for and ecological enhancements should be sought.

Birds

xvii. The priority legislation affording protection to UK wild birds is the Wildlife and Countryside Act 1981 (as amended). This legislation means all birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to recklessly or intentionally:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird whilst it is being used or is being built;
- Take or destroy an eggs of any wild bird.

xviii. Birds which are listed on Schedule 1 of the Act, it is an offence to disturb any bird whilst it is building a nest, is at or near a nest with young or disturbing the dependent young of a species.

xix. Species which are listed in Annex 1 of the EU Birds Directive 1994 (e.g. peregrine and barn owl) are required to have special conservation measures which preserve their habitat and species to be classified as Special Protection Areas (SPA's) where appropriate.

Badgers

xx. Badgers (*Meles meles*) and their setts are protected by the Protection of Badgers Act 1992 which makes it an offence to:

- Intentionally capture, kill or injure a badger;
- Damage, destroy or block access to their setts;
- Disturb badgers in their setts
- Treat a badger cruelly
- Deliberately send or intentionally allow a dog into a sett; and
- Bait or dig for badgers

Hedgehogs and Common Toads

xxi. Under the NERC Act 2006, the hedgehog (*Erinaceus europaeus*), common toad (*Bufo bufo*) and brown hare (*Lepus europaeus*) are categorised as a 'Species of Principal Importance' (SPI) for biodiversity. SPI are listed due to the populations having suffered a rapid and sustained decline so are a material consideration during planning. All three species are also listed as a priority species in the LBAP.

National Planning Policy Framework

xxii. The National Planning Policy Framework (NPPF) 2021 sets out the Governments planning polices for England and how they are expected to be applied by Local Authorise within their Local Development Frameworks.

xxiii. The key paragraphs from the NPPF are:

8.c) "to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy"

174.d) "minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

179.b) "promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

180.a) "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused."

180.c) "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 reasons63 and a suitable compensation strategy exi

Appendix 2: Client Plans

Figure 4: Existing site plan

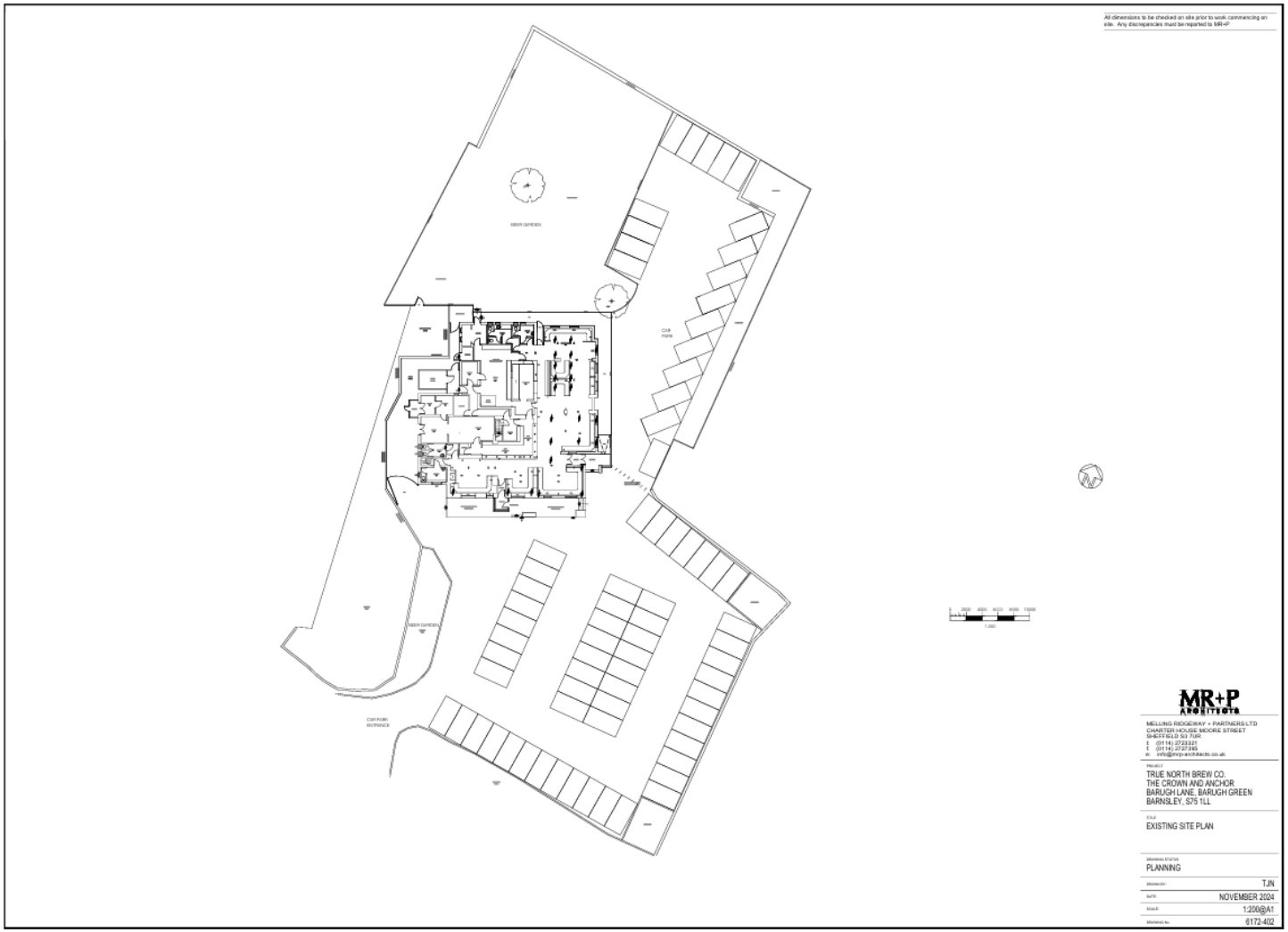
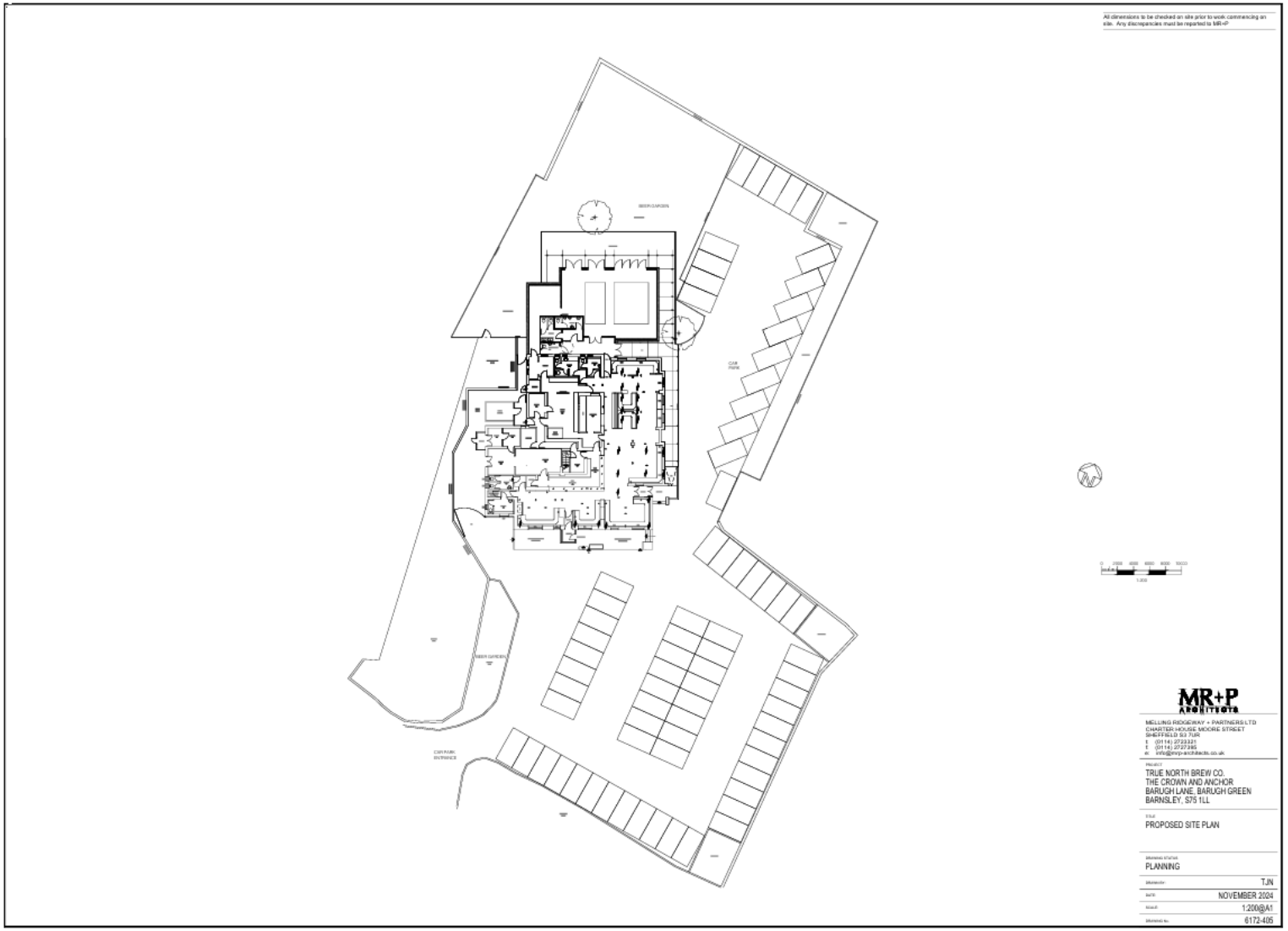


Figure 5: Proposed site plan



Appendix 3: Biodiversity Net Gain Methodology

i. The assessment for biodiversity net gain involves comparing the biodiversity value of the habitats within the Site prior to the development (baseline) and the predicted value after the completion of the Scheme (post development). The comparison looks at the biodiversity units with a 'biodiversity metric', which then allows the biodiversity values to be calculated

ii. The metric provides both area-based habitats, linear based habitat and river calculations. A development will be unable to achieve a net gain until the figures have been provided across all habitats

iii. The calculation is as follows for calculating biodiversity units:

- Before development:

Distinctiveness score[6] x Condition assessment[7] x

Area/Length[8] x Connectivity[9] x Strategic significance[10]

- Post development:

Distinctiveness score x Condition assessment x

Area/Length x Connectivity x Strategic significance /

Time to Target Condition[11] / Difficulty of creation/restoration[12]

iv. Due to the proximity of designated habitats; the Small Site Metric could not be used. Habitat classification cannot be upgraded to species rich when adding enhancements. The final condition score could actually therefore be of a higher net gain.

[6] High, Medium, Low – based on UK Habitat classifications

[7] Good, fairly good, moderate, fairly poor or poor, based on habitat condition assessment

[8] Hectares (ha) and length (km)

[9] High, medium and low

[10] High (within area formally identified in the local strategy), medium (location is ecologically desirable but is not within the local strategy) and low (area/compensation is not within the local strategy/there is no local strategy)

[11] Time (in years) until the target has been achieved.

[12] A score for the risk associated with creating/restoring a different habitat type.

Appendix 4: Biodiversity Net Gain Information

Please see accompanying BNG Spreadsheet for further information

Figure 6 showing the headline results from the BNG Statutory Metric

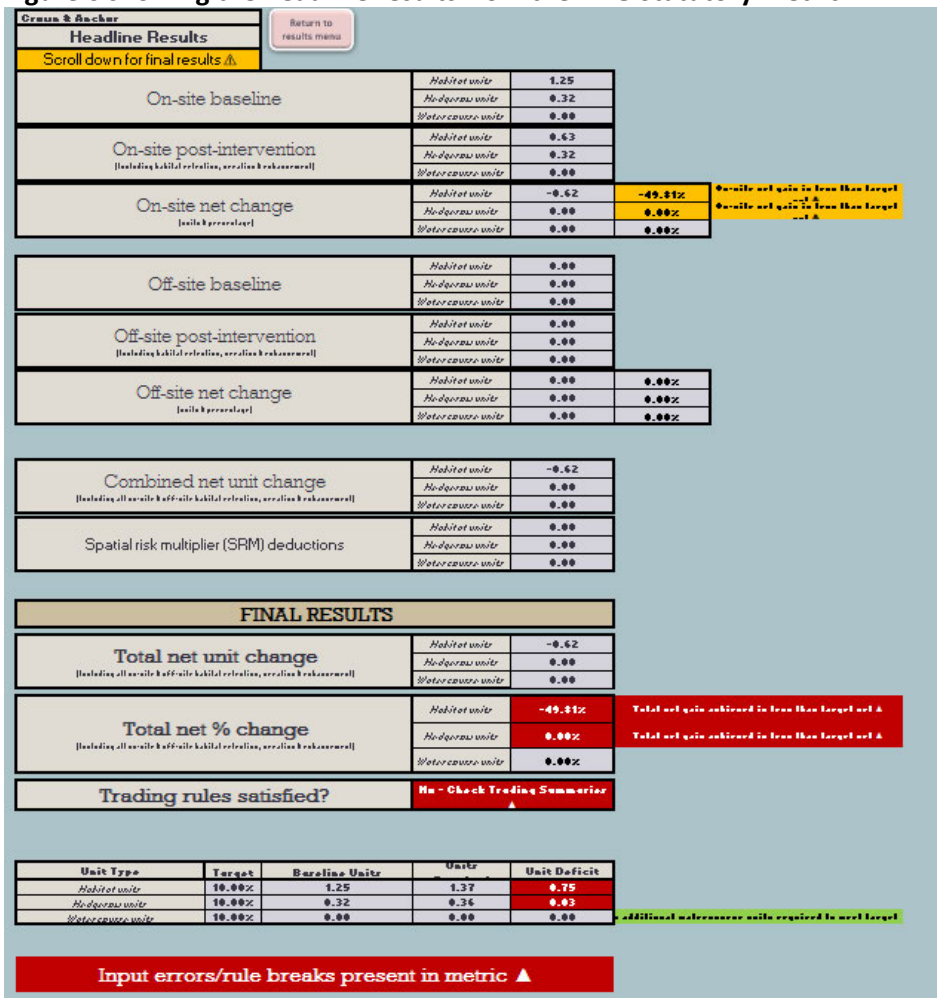
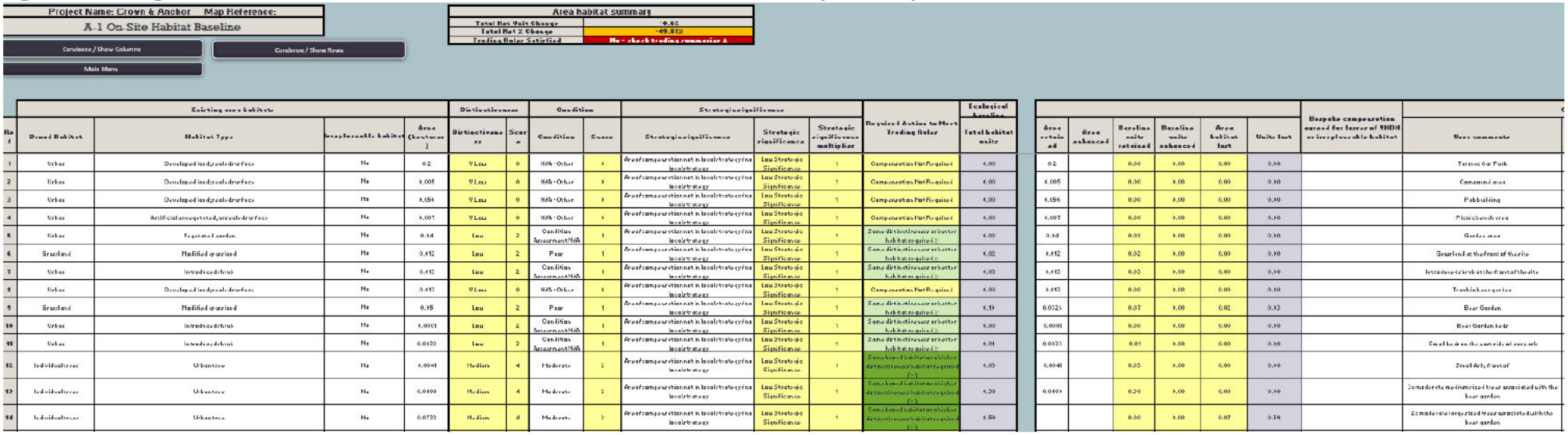


Table 8 showing the On site habitat baseline – measurements taken from Magic Maps and discussed with client 19/03/2025

Broad habitat	HABITAT	AREA (ha)	CONDITION ASSESSEMENT SCORES	AREA RETAINED (Ha)	BASELINE UNITS	HABITAT CONDITION COMMENTS
Urban	Developed land; sealed surface	0.2	N/A - Other	0.2	0.00	Tarmac Car Park
Urban	Developed land; sealed surface	0.005	N/A - Other	0.005	0.00	Compound area
Urban	Developed land; sealed surface	0.056	N/A - Other	0.056	0.00	Pub building
Urban	Artificial unvegetated, unsealed surface	0.007	N/A - Other	0.007	0.00	Picnic bench area
Urban	Vegetated garden	0.04	Condition Assessment N/A	0.04	0.08	Garden area
Grassland	Modified grassland	0.012	Poor	0.012	0.02	Grassland at the front of the site
Urban	Introduced shrub	0.013	Condition Assessment N/A	0.013	0.03	Introduced shrub at the front of the site
Urban	Developed land; sealed surface	0.013	N/A - Other	0.013	0.00	Track in beer garden
Grassland	Modified grassland	0.05	Poor	0.0326	0.07/ -0.02	Beer Garden
Urban	Introduced shrub	0.0001	Condition Assessment N/A	0.0001	0.00	Beer Garden beds
Urban	Introduced shrub	0.0033	Condition Assessment N/A	0.0033	0.01	Small beds on the east side of car park
Individual trees	Urban tree	0.0041	Moderate	0.0041	0.03	Small Ash, front of
Individual trees	Urban tree	0.0489	Moderate	0.0489	0.39	3x moderate medium sized trees associated with the beer garden
Individual trees	Urban tree	0.0733	Moderate		-0.07	2x moderate large sized trees associated with the beer garden

Figure 8 showing a screenshot of the On-site habitat baseline tab on the BNG Statutory metric spreadsheet



Project Name: Crown & Anchor Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

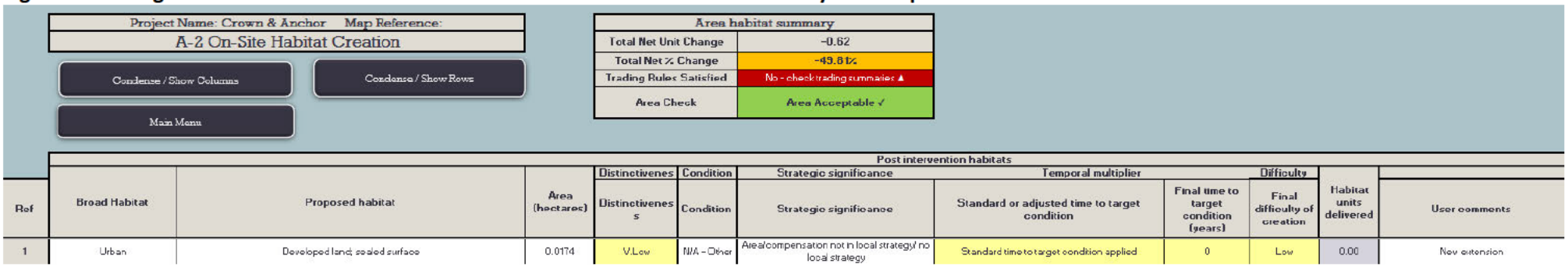
Area habitat summary	
Total Net Unit Change	-0.62
Total Net % Change	-49.81%
Trading Rules Satisfied	No - check trading summaries &

Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic Significance	Strategic significance multiplier	Required Actions to Meet Trading Rules	Ecological baseline: Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for loss of 'HIGH' or irreplaceable habitat	User comments
1	Urban	Developed land; sealed surface	No	0.2	V Low	0	N/A - Other	0	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0.2		0.00	0.00	0.00	0.00		Turnover Park
2	Urban	Developed land; sealed surface	No	0.005	V Low	0	N/A - Other	0	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0.005		0.00	0.00	0.00	0.00		Concrete area
3	Urban	Developed land; sealed surface	No	0.054	V Low	0	N/A - Other	0	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0.054		0.00	0.00	0.00	0.00		Pub building
4	Urban	Artificial unvegetated, unsealed surface	No	0.007	V Low	0	N/A - Other	0	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0.007		0.00	0.00	0.00	0.00		Picnic bench area
5	Urban	Regional garden	No	0.34	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.68	0.34		0.68	0.00	0.00	0.00		Garden area
6	Grassland	Modified grassland	No	0.412	Low	2	Poor	1	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.82	0.412		0.82	0.00	0.00	0.00		Grassland at the front of the site
7	Urban	Introduced shrub	No	0.412	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.00	0.412		0.82	0.00	0.00	0.00		Introduced shrubs at the front of the site
8	Urban	Developed land; sealed surface	No	0.412	V Low	0	N/A - Other	0	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0.412		0.00	0.00	0.00	0.00		Trambi keeper garden
9	Grassland	Modified grassland	No	0.35	Low	2	Poor	1	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.70	0.0224		0.07	0.00	0.02	0.02		Beer Garden
10	Urban	Introduced shrub	No	0.0001	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.00	0.0001		0.00	0.00	0.00	0.00		Beer Garden hedge
11	Urban	Introduced shrub	No	0.0022	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.01	0.0022		0.01	0.00	0.00	0.00		Small hedge to the east of main car park
12	Individual trees	Urban tree	No	0.0041	Medium	4	Moderate	3	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same broad habitat and higher distinctiveness habitat required (*)	0.00	0.0041		0.00	0.00	0.00	0.00		Small Ash (Fraxinus)
13	Individual trees	Urban tree	No	0.0409	Medium	4	Moderate	3	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same broad habitat and higher distinctiveness habitat required (*)	0.20	0.0409		0.20	0.00	0.00	0.00		2x moderate medium sized trees associated with the beer garden
14	Individual trees	Urban tree	No	0.0723	Medium	4	Moderate	3	Area/compensation not in local strategy/no local strategy	Low Strategic Significance	1	Same broad habitat and higher distinctiveness habitat required (*)	0.58			0.00	0.00	0.07	0.58		2x moderate to large sized trees associated with the beer garden

Table 9 showing the On site habitat creation – measurements taken from Magic Maps and discussed with client 19/03/2025

Broad habitat	HABITAT	AREA (ha)	BASELINE UNITS	CONDITION ASSESSEMENT SCORES	COMMENTS
Urban	Developed land; sealed surface	0.0174	0.00	N/A - Other	Extension

Figure 9 showing a screenshot of the On-site habitat creation tab on the BNG Statutory metric spreadsheet



Project Name: Crown & Anchor Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

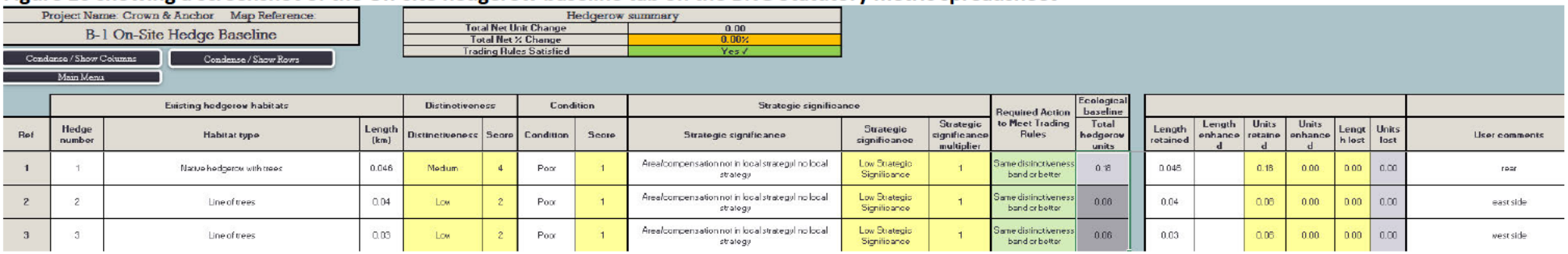
Area habitat summary	
Total Net Unit Change	-0.62
Total Net % Change	-49.81%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

	Post intervention habitats										
				Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty		
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Habitat units delivered	User comments
1	Urban	Developed land; sealed surface	0.0174	V.Low	N/A – Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	New extension

Table 10 showing the On-site hedgerow baseline – measurements taken from Magic Maps and discussed with client 19/03/2025

HABITAT	LENGTH (Km)	TOTAL HEDGEROW UNITS	CONDITION ASSESSEMENT SCORES	RETAINED LENGTH (Km)	UNITS RETAINED	COMMENTS
Native hedgerow with trees	0.046	0.18	Poor	0.046	0.18	rear
Line of trees	0.04	0.08	Poor	0.04	0.08	east side
Line of trees	0.03	0.06	Poor	0.03	0.06	west side

Figure 10 showing a screenshot of the On-site hedgerow baseline tab on the BNG Statutory metric spreadsheet



Project Name: Crown & Anchor Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedgerow summary	
Total Net Unit Change	0.00
Total Net % Change	0.00%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline							
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments
1	1	Native hedgerow with trees	0.046	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.18	0.046		0.18	0.00	0.00	0.00	rear
2	2	Line of trees	0.04	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.08	0.04		0.08	0.00	0.00	0.00	east side
3	3	Line of trees	0.03	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.03		0.06	0.00	0.00	0.00	west side