

CLIENT: ALPHA DESIGN

SITE: LAND OFF DALZELL STREET, MOOR ROW

DATE: DECEMBER 2024

TITLE: JN00551/D03 – BIODIVERSITY IMPACT ASSESSMENT

Associated Figures and Appendices:

JN00551/DW02 – BNG Baseline Plan

JN00551/DW03 – BNG Proposals Plan

JN00551/DW06 – Off Site BNG Baseline Plan

JN00551/DW07 – Off Site BNG Proposals Plan

Appendix 1 – Condition Assessment Sheets

Defra Metric 3.1 spreadsheets (available electronically on request):

JN00551/BNG - Dalzell Street, Moor Row BNG

Executive Summary

- 1.1 SK Environmental Solutions Limited (SKE) was commissioned by Alpha Design, on behalf of Mr Nigel Kay, to undertake a full Biodiversity Impact Assessment (BIA) to support a proposed housing development east of Dalzell Street, Moor Row, Cumbria.
- 1.2 The indicative BIA has been carried out using the Defra Metric 3.1. The Metric 'provides a way to measure biodiversity loss and gain in a consistent and robust way'. It calculates a biodiversity value (measured in biodiversity units) for a site both before development commences and after development is completed, allowing the difference (positive or negative) to be measured.
- 1.3 Baseline habitat survey work was undertaken by SKE in September 2022. The baseline assessment of the site was included in the outline planning application submitted in March 2023, and was granted conditional permission in October 2024 (ref: 4/24/2336/DOC). Post development habitats are based on the Landscape Layout produced by Barnes Walker (ref: M3570-PP-01-V03).
- 1.4 An on site 10% net gain cannot be achieved by the scheme. Therefore, a nearby area of offsite land with potential to be improved for biodiversity, within the client's control, has been identified and assessed as part of this scheme to ensure an overall 10% net gain is achieved.

1.5 The BIA indicates that, as a result of careful and considerate landscape planning, sympathetic to ecological receptors, a Biodiversity Net Gain (BNG) of 2.07 habitat units (10.03%) and 1.99 hedgerow units (313.76%) can be achieved.

Definition of Terms

1.6 For the purposes of this report, the term 'site' is used to describe the area indicated by the red line boundary on Plate 1, below, with the offsite land indicated by the blue line boundary.



Plate 1 – Site Boundaries

Background

- 1.7 This BIA has been prepared in support of a proposed housing development north of Moor Row, Cumbria. Conditional outline permission for the development was granted in October 2024 (ref: 4/24/2336/DOC). This outline submission included an assessment of the baseline habitats present on the site.
- 1.8 Since this submission, improvements in the accuracy of the red line boundary used as part of the BNG assessment of the site have been made. Therefore, the overall area of the site is slightly different to that given in the original submission (c. 4.22ha instead of c. 4.21ha previously).
- 1.9 This BIA has taken into account the baseline and post development habitats and hedgerows and rivers for the site.

Planning Policy

- 1.10 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from 12th February 2024. The net gain must be demonstrated using the Statutory Defra Metric. However, as this assessment relates to a planning submission made before 12th February 2024, the above does not apply and, for consistency, the same version of the metric used in the original submission should be used again, in order to comply with local planning policy. Accordingly, this assessment has been undertaken using version 3.1 of the Defra metric.
- 1.11 Chapter 2 of the National Planning Policy Framework (NPPF, 2023) describes the Government's objectives on achieving sustainable development. The environmental objective is "– 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."
- 1.12 Chapter 15 of the National Planning Policy Framework (NPPF) sets out the Government's objectives for planning in regard to the protection of habitats and biodiversity. The planning objectives in relation to biodiversity and the natural environment are laid out in paragraph 180 as follows:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

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; ...

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

- 1.13 The National Planning Practice Guidance (PPG) provides further guidance to local authorities in relation to biodiversity planning. The PPG explains that planning applications should be informed by appropriate ecological survey work and that developments should be encouraged to protect and enhance biodiversity by following the 'mitigation hierarchy' to avoid, mitigate, or compensate for significant adverse effects to biodiversity.
- 1.14 The PPG also sets out and explains that plans should encourage a 'net gain' in biodiversity, whereby development leaves the natural environment in a measurably better state than it was beforehand.
- 1.15 The Local Plan for Copeland 2021-2038 (draft publication) includes policy N3PU, which states:

"Strategic Policy N3PU – Biodiversity Net Gain.

All development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels.... This is in addition to any compensatory habitat provided under Policy N1PU.

Net gain should be delivered on site where possible. Where onsite provision is not appropriate, provision must be made elsewhere in order of the following preference: 1. Off site in an area

identified as a Local Nature Recovery Network; 2. Off site on an alternative suitable site within the borough; 3. Through the purchase of an appropriate amount of national biodiversity units/credits.

Planning applications must include a Biodiversity Gain Plan which will identify the biodiversity merit of onsite habitats both prior to and after development (using the relevant Metric system), set out details to reduce or prevent adverse effects and demonstrate how net gains will be obtained.

Sites where net gain is provided (on or off site) must be managed and monitored by the applicant or an appropriate body funded by the applicant for a minimum period of 30 years. Annual monitoring reports detailing the sites condition post-enhancement must be submitted to the Council each year over this period.

Where there is evidence of deliberate neglect or damage to any of the habitats on development sites in order to reduce its biodiversity value their deteriorated condition will not be taken into consideration and previous ecological records of the site and/or the ecological potential of the site will be used to decide the acceptability of any development proposals."

1.16 Cumbria Local Nature Recovery Network (Cumbria County Council, 2021) provides a strategic assessment of the borough's biodiversity and habitat networks and identifies opportunities to increase habitat connectivity.

Defra Metric - Methodology

- 1.17 There are a number of equations undertaken as part of the metric, but simply put, the metric calculates the change in biodiversity resulting from a development by subtracting the number of pre-intervention or 'baseline' biodiversity units (those generated by existing habitats) from the number of post-intervention units (those anticipated to be provided after the development).
- 1.18 The calculation includes three separate categories: 'Habitat', 'Hedgerows and Lines of Trees' and 'Rivers and Streams'. Each category is considered separately and generates individual loss/gain results. Rivers and Streams is not applicable to Application 1 or Application 2 and therefore has not been included in the indicative BIA.
- 1.19 In order to populate the metric baseline, each land parcel (defined as contiguous habitats of the same type) and linear feature is measured and then assigned the following:
 - Habitat Type which carries with it a pre-assigned 'distinctiveness' classification, from 'very low' to 'very high'. This is a measure of habitat rarity and/or importance;
 - Condition this is a measure of habitat quality as an example of the given habitat type (as per criteria set out in Biodiversity Metric 3.0 Technical Supplement) and can be 'low', 'moderate', or 'high';
 - Strategic Significance this is determined by whether the location of an existing/proposed habitat parcel is considered to be significant for nature. Such areas are typically identified in relevant published local strategies and objectives, such as an allocation for nature conservation purposes within a Local Plan or designated as a statutory site under the relevant legislation etc.

- 1.20 The metric then multiplies the area or linear length of a land parcel by the assigned distinctives, condition and strategic significance 'multipliers' to provide a baseline score in habitat or hedgerow units.
- 1.21 The same process is followed for post development land parcels which will have either been retained (no change), enhanced (either through an increase in condition or to habitat type which is of a higher distinctiveness) or lost and replaced with a different habitat type. There are also a number of additional factors involved in calculating the post-intervention scores such as:
 - How long it would take for newly created habitats to reach the target condition;
 - Whether there will be a delay in habitat creation, or indeed whether habitats have been created/enhanced in advance of impacts; and
 - How difficult it is to create a particular habitat type. Generally, the higher the distinctiveness
 the more difficult it is to create. For this reason, the metric also includes a number of 'trading
 rules' which must be satisfied when habitats are lost. For example, habitats of 'very high'
 distinctiveness, such as ancient woodland, are classed as 'irreplaceable' and therefore
 cannot be compensated for within the metric and habitats that are of 'high' distinctiveness
 must be replaced by the same habitat as that which was lost.
- 1.22 The summary tables in this BIA use data taken from the Defra Metric 3.1 spreadsheet rounded to two decimal places to make presentation user friendly. This does not affect the overall results or % change in habitat/hedgerow units presented. The full metric spreadsheet is available electronically on request.

Baseline Survey

- 1.23 SKE undertook a UK Habitat Classification (UKHab) Survey of the Site in September 2022; an experienced ecologist conducted the survey, and a robust assessment was completed within the optimal survey period.
- 1.24 As the site boundary is situated more than 10m from the River Keekle, a baseline assessment of this using the rivers metric is not required and has not been undertaken. Rivers are therefore not mentioned further in this report.
- 1.25 No limitations were encountered during the site survey
- 1.26 Seasonal trends and inherent variations in ecosystem dynamics mean that some species of flora may not have been recorded. However, the purpose of the survey was to record habitat types and therefore this is not considered to be a significant limitation.

Strategic Significance

1.27 The Cumbria Local Nature Recovery Network identifies the site as being within a network enhancement area for woodland. Therefore, all habitats within the broad habitat type of woodland, including lines of trees, have been recorded as 'formally identified in the local strategy' within the metric calculation, giving them 'high' strategic significance.

On Site

Baseline Habitats

- 1.28 None of the habitats within the on site land are of 'very high' or 'high' distinctiveness and no 'irreplaceable habitats' were recorded.
- 1.29 The site comprises 'medium', 'low' and 'very low' distinctiveness habitats. These are mixed scrub (medium), other neutral grassland (medium), bramble scrub (medium), other woodland; broadleaved (medium), other lowland acid grassland (medium), ruderal/ephemeral (low), modified grassland (low), artificial unvegetated, unsealed surface (very low), built linear features (very low) and developed land; sealed surface (very low).
- 1.30 The southern and eastern edges of the site comprise a mix of broadleaved woodland and native scrub, which achieve moderate and poor condition respectively. These habitats screen the site from the rest of Moor Row. The central area of the site is brownfield land, comprising a mix of gravel, hard standing and patches of colonising grass, scrub and ruderal vegetation. The site extends northwards into agricultural grazing pasture, which comprises a mix of modified and rush-dominated acid grassland.
- 1.31 All baseline habitats and conditions have been informed by the site survey undertaken on 6th September 2022. These are displayed on JN00551_DW02 BNG Baseline Plan with Condition Sheets included as Appendix 1.
- 1.32 The overall baseline score for the site is **20.62 Habitat Units**. Table 1 below, sets out the baseline habitats and how they contribute to the baseline score.

Habitat Type	Area	Distinctiveness	Condition	Habitat
	(Ha)			Units
Ruderal/ephemeral	0.08	Low	Poor	0.15
Modified grassland	0.84	Low	Poor	1.67
Modified grassland	0.13	Low	Good	0.77
Other woodland; broadleaved	0.57	Medium	Moderate	5.21
Bramble scrub	0.08	Low	N/A	0.30
Artificial unvegetated, unsealed	0.02	Very Low	N/A - Other	0.00
surface				
Mixed scrub	0.48	Medium	Poor	1.93
Other lowland acid grassland	1.10	Medium	Moderate	8.80
Other neutral grassland	0.45	Medium	Poor	1.79
Built linear feature	0.33	Very Low	N/A - Other	0.00
Developed land; sealed surface	0.16	Very low	N/A - Other	0.00
TOTAL*	4.22	n/a	n/a	20.62
* Totals are taken from Defra Metri	c 3.1. Due	to rounding, totals m	ay differ slightly to	o the sum of the
columns.				

Table 1 – Baseline Habitats (On site)

Baseline Hedgerows

- 1.33 The site includes one short hedgerow, separating the central area of the site from the grazing pasture and two tree lines, which are situated within the scrub at the southern boundary of the site. The overall baseline hedgerow score for the development is **0.63 Hedgerow Units**, as shown in Table 2, below.
- 1.34 The baseline hedgerows are shown on JN00551_DW02 BNG Baseline Plan and Condition Sheets are included as Appendix 1.

Hedgerow Type	Length (km)	Distinctiveness	Condition	Hedgerow Units
Line of Trees	0.08	Low	Moderate	0.35
Line of Trees	0.10	Low	Poor	0.23
Native Hedgerow	0.02	Low	Poor	0.04
TOTAL				0.63

Table 2 – Baseline Hedgerows

Impact Assessment and Habitat Proposals

- 1.35 The proposed development of the site will result in the loss of most of the habitats on site, in order to facilitate the construction of the houses, gardens and associated landscaping and access. However, the scheme incorporates the retention of the majority of the woodland habitat (including tree lines) and areas of mixed scrub along the southern edge of the site, which screen the development from the rest of Moor Row. This is in line with the Cumbria Local Nature Recovery Network which identifies the site as being in a network enhancement area for woodland.
- 1.36 Tables 3 and 4, below, summarise the number of habitat and hedgerow units that will be lost prior to any habitat/hedgerow enhancement or creation.

Habitat Type	Area Retained (Ha)	Area Enhanced (Ha)	Area Lost (Ha)	Habitat Units Lost
Other lowland acid grassland	0.00	0.00	1.10	8.80
Other neutral grassland	0.01	0.00	0.44	1.74
Modified grassland	0.00	0.00	0.97	2.44
Bramble scrub	0.00	0.00	0.08	0.30
Mixed scrub	0.18	0.00	0.31	1.22
Other woodland; broadleaved	0.49	0.00	0.07	0.67
Ruderal/ephemeral	0.00	0.00	0.08	0.15
Artificial unvegetated, unsealed surface	0.00	0.00	0.02	0.00

Table 3 - Baseline Habitat Units (On Site) Lost to Proposals

Developed land; sealed	0.00	0.00	0.16	0.00
surface				
Built linear features	0.03	0.00	0.30	0.00
TOTAL*	0.71	0.00	3.51	15.32
* Totals are taken from Defra Metric 3.1. Due to rounding, totals may differ slightly to the sum of the columns.				

Table 4 - Baseline Hedgerow Units (On Site) Lost to Proposals

Hedgerow Type	Length Retained (km)	Length Enhanced (km)	Length Lost (km)	Hedgerow Units Lost
Native Hedgerow	0.00	0.00	0.02	0.04
Line of Trees	0.17	0.00	0.00	0.01
TOTAL				

1.37 Table 5 identifies the habitat creation that is proposed as part of the on site development. The habitat proposals are shown on the Landscape Layout (ref: M3570-PP-01-V03). No habitat or hedgerow enhancements are proposed as part of the development.

Table 5 – Habitat Creation and Enhancement Proposals (On Site)

Habitat Type	Area (Ha)	Distinctiveness	Condition	Habitat Units Delivered
Built linear features	0.66	Very Low	N/A - Other	0.00
Developed land; sealed surface	1.07	Very Low	N/A - Other	0.00
Vegetated garden	1.21	Low	Condition Assessment N/A	2.34
Modified grassland	0.23	Low	Poor	0.45
Other neutral grassland	0.31	Medium	Poor	1.17
Mixed scrub	0.01	Medium	Poor	0.05
Introduced shrub	0.01	Low	Condition Assessment N/A	0.02
Urban tree	40 no.	Medium	Moderate	2.89
Urban tree	5 no.	Medium	Poor	0.06
TOTAL	6.96			
* Tree units are generated by t	he urban tree	helper tool within met	ric 3.1.	

- 1.38 All roads, cycleways and footways within the site have been classified as built linear features. Buildings, parking areas and other areas of hard standing are recorded as developed land; sealed surface.
- 1.39 Public areas of landscaping comprising introduced shrub and amenity grassland are mapped as such. Any individual trees planted in these areas are also recorded as urban trees, with native species achieving moderate condition and non-native species only achieving poor condition.
- 1.40 The following proposed species of urban tree have been recorded as medium size in the metric, as they are considered likely to grow to >30cm Diameter at Breast Height (DBH) within 30 years of planting. These are pedunculate oak *Quercus robur*, beech *Fagus sylvatica*, hornbeam *Carpinus betulus*, wild cherry *Prunus avium*, whitebeam *Sorbus aria* and silver birch *Betula pendula*. The remaining species are not considered likely to achieve this size and are recorded as small accordingly.
- 1.41 Larger areas of landscaping at the eastern and western ends of the site include the sowing of Emorsgate EW1, a wildflower grassland mix, along with areas of native mixed scrub. The grassland in these areas is therefore classified as a higher, medium distinctiveness other neutral grassland than the other fragments of landscaping within the housing estate itself, albeit in poor condition. The scrub is also classified as likely to achieve poor condition, given the small size of the parcels.
- 1.42 All other areas of landscaping associated with properties are classed as vegetated garden. No individual trees are recorded here, even where tree planting is proposed, in line with BNG guidance.
- 1.43 Post-development habitats are shown on JN00551_DW03 BNG Proposals Plan.

Hedgerows

1.44 Table 6 identifies the hedgerow creation proposals for the site. Hedgerow proposals are shown on the Landscape Layout (ref: M3570-PP-01-V03). No enhancements of existing hedgerows are proposed.

Table 6 – Hedgerow	Creation and	Enhancement	Proposals	(On Site)
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Hedgerow Creation					
Hedgerow Type	Length (km)	Distinctiveness	Condition	Hedgerow Units Delivered	
Native Species Rich Hedgerow	0.511	Medium	Poor	1.97	
Hedge Ornamental Non- native	0.071	Very Low	Poor	0.07	
Total	1			20.4	

- 1.45 New species-rich native hedgerows are to be planted along the eastern edge of the housing estate, along the north-south foot / cycleway through the centre of the site and within other areas of landscaping. Given the time take to establish, these are only assigned poor condition.
- 1.46 Ornamental hedgerows are also included within areas of public landscaping within the site. However, in line with BNG guidance, no garden hedgerows are included.
- 1.47 Post-development hedgerows are shown on JN00551_DW03 BNG Proposals Plan.

On Site Summary

1.48 Following the development of the proposed site an on site Biodiversity Net Gain of **-8.36 habitat units (-40.55%) and 1.99 hedgerow units (313.76%)** can be achieved. As a result, further habitat units gained from off site land are required in order to deliver the require 10% net gain in habitat units.

Off Site – Blue Line Area

Baseline – Blue Line Area

- 1.49 A further area of land, within the applicant's control, has been identified as a suitable area for habitat improvement works that can offset the net loss resulting from the development itself. This is shown on Plate 1, earlier in this report.
- 1.50 The area comprises a pasture field, extending to approximately 2.31ha, comprising grazed, modified grassland, with the River Keekle bounding it to the east. The grassland is generally species poor, with the majority of it recorded as modified grassland in poor condition. A strip containing ruderal vegetation and a slightly overall species diversity is present along the eastern edge of the site, adjacent to the Keekle. This achieves moderate condition.
- 1.51 A small parcel of gorse scrub is present at the northern end of the field. This is not included within this assessment but is to be fully retained as part of the habitat improvement works proposed for the rest of the field.
- 1.52 The baseline habitats and conditions in the blue line area are informed by survey work undertaken on 24th October 2024 by SKE. These are shown on JN00551_DW06 Off Site BNG Baseline Plan with Condition Sheets included as Appendix 1.
- 1.53 The overall baseline score for the blue line area is **5.05 Habitat Units**. These are detailed in Table 7 below.

Habitat Type	Habitat Units	Total Area	Area Retained (Ha)	Area Enhanced (Ha)	Area Lost (Ha)
Modified grassland	5.05	2.31	0	0.22	2.09

Table 7 – Baseline Habitats (Blue Line Area)

Habitat Creation and Enhancement – Blue Line Areas

- 1.54 It is considered that it is achievable for the blue line land to be improved to other neutral grassland in moderate condition. For the vast majority of the site, which is in poor condition in the baseline, this is likely to be best achieved by 'losing' the existing grassland and sowing a new appropriate species-rich seed mix in its place.
- 1.55 As the narrow strip along the River Keekle currently has a greater species diversity than the rest of the area, the existing habitat should be retained as part of the initial works undertaken on the rest of the area. It is considered that by then incorporating this area into the same management regime as the rest of the area, it can be enhanced to other neutral grassland in moderate condition.
- 1.56 The grassland should be managed by means of a hay-cut taken no earlier than August. This will ensure there is no scrub encroachment into this area. However, having occasional years in which the grassland is unmown, and remains tussocky through the winter, will also be of benefit to biodiversity.
- 1.57 These improvements result in a gain of 10.43 units of other neutral grassland.

Post Development Score

- 1.58 The proposed on and off site habitat creation and enhancements detailed above ensure an overall net gain of 10% or more is delivered for both habitats and hedgerows.
- 1.59 Specifically, this is a **net gain of 2.07 habitat units (10.03%) and 1.99 hedgerow units (313.76%)** can be achieved, as detailed in Plate 2, below.

Total net unit change	Habitat units	2.07
	Hedgerow units	1.99
(including all on-site & off-site habits retention, creation & enhancement)	River units	0.00
Total on-site net % change plus off-site surplus	Habitat units	10.03%
	Hedgerow units	313.76%
(including all on-site & off-site habitat retention, creation & enhancement)	River units	0.00%

Plate 2 – Headline Biodiversity Net Gain Assessment Results from Defra Metric 3.1

- 1.60 Although the metric demonstrates that with off site habitat creation/enhancement a net gain in habitat and hedgerow units in excess of 10% is achievable it should be noted that overall, the 'trading rules' within the metric are still not satisfied, with losses within the broad habitat types of scrub and woodland remaining. The trading rules are satisfied in respect of all other habitats.
- 1.61 The losses of these habitats relate to the encroachment of fragments of these habitats into the brownfield area at the centre of the site. The core areas of more established scrub and woodland habitat along the southern boundary of the site are retained as part of the development. Given the retention of these areas, and that grassland is considered to be the most appropriate habitat to establish within the off site area, along with the delivery of an overall 10% net gain, it is not considered that these trading rule failures contravene Condition 24 of the outline planning permission granted to the site, nor Policy N3PU of the Copeland Local Plan.

DRAWINGS









APPENDIX 1

Сс	Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)						
Uł	UKHab Habitat Type(s)						
Gr	assland - Lowland calcareou	s grassland					
Gr	assland - Lowland dry acid g	rassland					
Gr	assland - Lowland meadows						
Gr	assland - Other lowland acid	grassland					
Gr	assiand - Other neutral grass	siano Sian (UG120) [Noto Toll borb bobitot that door n	at most the Anney 1 definition should be recorded	an "Other neutral			
Gr	assiand - Tail held communit		Iot meet the Annex 1 demillion should be recorded				
G	assiand - Unland acid grassi	and					
Gr	assiand - Upland calcareous	grassland					
Gr	assland - Upland hav meadow	WS					
Sp	arsely vegetated land - Calan	ninarian grassland					
		-					
Si	e name/location	Dalzell Street Moor Row	Onsite/offsite	On Site			
5	le name/location		Onsite/Onsite	On one			
Ce	ontral grid reference of	NY 00716 14702	Unique polygon reference	TN11			
ha	bitat						
1.10	mitations (if applicable)		Metric 3.0 survey reference (if condition				
			assessment of this polygon relates to a				
			wider habitat survey)				
Ha	bitat Description						
Th	e eastern half of the same field	as TN10 but wetter, with extensive soft rush an	nd hard rush Juncus inflexus. Grasses dominated b	y perennial ryegrass			
bu	t with occasional Yorkshire fog	and sweet vernal-grass Anthoxanthum odoratu	m. Other species include white clover, dandelion s	p., creeping			
bu	ttercup, marsh thistle Cirsium p	alustre, common bird's-foot-trefoil and cuckoo	flower Cardamine pratensis.				
Se	e UKHab						
C	andition Accordment Criteria		Condition Achieved (V/N)	Notos/Justification			
1	The appearance and compact	tion of the vegetation closely matches		Notes/Justification			
1	characteristics of the specific of	ressland habitat type (see LIKHab definition)					
	Wildflowers, sedges and indica	ator species for the specific grassland habitat					
	type are very clearly and easily	visible throughout the sward. NB - This					
	criterion is essential for ach	ieving moderate condition for non-acid					
	grassland types only.	-					
2	Sward height is varied (at leas	t 20% of the sward is less than 7 cm and at	N				
	least 20 per cent is more than	7 cm) creating microclimates which provide					
	opportunities for insects, birds	and small mammals to live and breed.					
2	Cover of baro ground between	1% and 5% including localized areas for					
3	example rabbit warrens	i 176 and 576, including localised areas, for	'				
	orampie, rabbit warrens.						
4	Cover of bracken less than 20	% and cover of scrub (including bramble) less	Υ				
	than 5%.						
F	There is an in the first						
5	There is an absence of invasiv	ve non-native species (as listed on Schedule 9	Y				
	condition1 and physical damage	ver or species marcative or sub-optimal					
	from machinery use or storage	e damaging levels of access or any other					
	damaging management activit	ies) accounts for less than 5% of total area.					
		,					
Ac	Iditional Group (Non-acid typ	es only)					

6 There are greater than 9 spec essential for achieving good	ies per metre squared. NB - This criterion is d condition (non-acid grassland types only).	r and condition for non-acid grassland) (V/N)	N
	Chiefon i Achieveu (Essential fo		N
Condition Assessment Result	Condition Assessment Score	Number of criteria passed	3
Acid Grassland Types	Condition Assessment ocore		
Passes 5 of 5 criteria	Good (3)		
Passes 3 or 4 of 5 criteria	Moderate (2)	x	
Passes 0, 1 or 2 of 5 criteria	Poor (1)		
Non-acid grassland Types			
Passes 5 of 6 criteria, including essential criterion 1 and 6.	Good (3)		
Passes 3 or 4 of 6 criteria, including essential criterion 1.	Moderate (2)		
Passes 0, 1, 2 criteria of 6 criteria; OR Passes 3 or 4 criteria excluding criterion 1 and 6	Poor (1)		
Suggested enhancement interv	rentions to improve condition score		

Notes

Footnote 1 - Species indicative of sub-optimal condition for this habitat type include:

Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens, cow parsley Anthriscus sylvestris.

Conc	dition sheet: HEDGE	ROW Habitat Types					
UKH	ab Habitat Type						
Nativ	e hedgerow						
Nativ	Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch						
Nativ	Vative hedgerow with trees - associated with bank or ditch Vative species rich hedgerow						
Nativ	Vative species rich hedgerow Vative species rich hedgerow - associated with bank or ditch						
Nativ	ve species rich hedg	perow with trees					
Nativ	ve species rich hedg	gerow with trees - associated with b	bank or ditch				
Site	name/Location	Dalzell Street, Moor Row		Onsite/offsite	On Site		
Habi	tat's central grid	NY 00525 14618		Unique polygon reference(s)	TN9		
reter	ence			Matria 2.1 auryou reference (if condition			
Limit	ations (if			assessment of this polygon relates to a wider			
аррп				habitat survey)			
Habi	labitat Description						
A sho	ort, neglected nawtho	orn nedgerow partially overtaken in pla	ices by bramble and hedg	je dindweed			
See	Table TS1-3 of the T	echnical Supplement.					
Conc	dition Assessment C	Criteria	ice, are used for this case	compart. The attributes and the minimum criteria fo	r achieving a favou	rable condition in each are	
defin	ed. The attributes us	e similar favourable condition criteria	to the Hedgerow Survey I	Handbook and the handbook is the recommended	source of reference	for assessing individual	
hedg	erow attributes.						
Hedg	gerow favourable co	ondition attributes					
Attri	butes and	Criteria (the minimum	Description				
(A, B	, C, D & E)	condition'	Description		Condition	Notes/Justification	
					Achieved (17/N)		
Core	groups - applicable	e to all hedgerow types					
			The average height of w	oody growth estimated from base of stem to the			
			top of shoots, excluding	any bank beneath the hedgerow, any gaps or			
			13012100 11003.				
A1.	Height	>1.5 m average along length	Newly laid or coppiced h	edgerows are indicative of good management and	Y		
			according to good practic	ce).			
				we does not pass this criterion (unless it is > 1.5 m			
			height).	w does not pass this chienon (unless it is > 1.5 m			
			T				
			canopy, excluding gaps	and isolated trees.			
			Outgrouthe (e.g. blockthere quekere) are only included in the width				
A2.	Width	>1.5 m average along length	estimate when they >0.5	m in height.	N		
			Loid conniced out and r	-			
			management and pass t	his criterion for up to a maximum of four years (if			
			undertaken according to good practice ⁴).				
			-				
		Gap between ground and base of	and its distance from the	e ground to the lowest leafy growth.			
B1.	Gap - hedge base	canopy <0.5 m for >90% of length			N		
		(unless 'line of trees')	Certain exceptions to this Hedgerow Survey Hand	 exceptions to this criterion are acceptable (see page 65 of the erow Survey Handbook). 			
				···· ,			
			This is the beginned as				
		Gaps make up <10% of total length	Gaps are complete brea	ks in the woody canopy (no matter how small).			
B2.	Gap - nedge canopy continuity	and			Y		
		No canopy gaps >5 m	subject to the >5 m criter	rion (as this is the typical size of a gate).			
			This is the level of distur	bance (excluding wildlife disturbance) at the base			
			of the hedge.				
		>1 m width of undisturbed ground	Undisturbed around sho	uld be present for at least 90% of the bedgerow			
	Undisturbed ground and	vegetation for >90% of length:	length, greater than 1m i	n width and must be present along at least one			
C1.	perennial	- measured from outer edge of	side of the hedge.		N		
	vegetation	- is present on one side of the	This criterion recognises	the value of the hedge base as a boundary			
		hedge (at least)	habitat with the capacity	to support a wide range of species. Cultivation,			
niches.							
	I la de altre la la	Plant species indicative of nutrient	The indicator ending				
C2.	perennial	enrichment of soils dominate <20%	aparine) and docks (Run	ed are netties (Ortica spp.), cleavers (Galium nex spp.). Their presence, either singly or	N		
	vegetation	cover of the area of undisturbed ground	together, should not exce	eed the 20% cover threshold.			
	hand the	>90% of the hedgerow and	Neophytes are plants the	at have naturalised in the UK since AD 1500. For			
D1.	Invasive and neophyte species	undisturbed ground is free of invasive non-native and neophyte	information on neophyte	s see the JNCC website and for information on	Y		
1	, ,	species	invasive non-native spec	cies see the GB inon-Native Secretariat website.	1		

D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses of to deterioration in other at This could include eviden inappropriate manageme	lamaging activities that may have led to or lead tributes. ce of pollution, piles of manure or rubble, or nt practices (e.g. excessive hedge cutting).	N	
Addit	ional group - applic	able to hedgerows with trees only				
E1.	Tree age	At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	This criterion addresses il scope of planning timesca	there are sufficient mature trees (within the ales) which are of higher value to biodiversity.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.			
Each functi	attribute is assigned onal groups which pa	to one of five functional groups (A – E ass or fail the 'favourable condition' cri	E), as indicated in Table TS teria according to the appr	51-2 and the condition of a hedgerow is assessed a roach set out in Table TS1-3.	according to the nur	nber of attributes from these
The h 4 belo	edgerow condition as	ssessment generates a weighting (sco	ore) ranging from 1-3, whic	sh is used within the biodiversity metric 3.1. The sco	ores for each are se	t out in tables TS1-3 and TS1-
TABL	E TS1-3: Hedgerow	condition assessment and weighting				
Cond	lition categories for	hedgerows without trees				
Cate	gory	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)			
Good		No more than 2 failures in total; AND No more than 1 in any functional group.	3			
Mode	rate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	2			
Poor		Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	1			
Score	achieved:	Poor				
Cond	lition categories for	hedgerows with trees				
Cate	gory	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)			
Good		No more than 2 failures in total; AND No more than 1 failure in any functional group.	3			
Mode	rate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).	2			
Poor		Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	1			
Score	achieved:					
Sugg	ested enhancemen	t interventions to improve condition	n score			

Condition Sheet: LINE OF TREES Ha	bitat Type		
UKHab Habitat Type(s)			
Line of trees			
Line of trees – associated with bank	or ditch		
Line of trees (ecologically valuable)			
Line of trees (ecologically valuable) -	- associated with bank or ditch		
Site name/location	Dalzell Street, Moor Row	Onsite/offsite	On Site
Central grid reference of habitat	NY 00531 14583	Unique polygon reference	TN16
Limitations (if applicable)		Metric 3.0 survey reference (if condition	
,		assessment of this polygon relates to a wider	
		habitat survey)	
Habitat Description	ł		
A line of immature trees at the south-we	estern corner of the site. Visible species compr	ised ash, willow spp., silver birch and hazel.	
See Chapter 8 of User Guide for definiti	on.		
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
1 More than 70% of trees are native si	pecies.	Y	
2 Tree canopy is predominantly contin	uous with gaps in canopy cover making up	Y	
<10% of total area and no individual	gap being >5 m wide.		
3	2.	Ν	
Includes one or more mature or vet	eran ⁻ tree.	N	
4 There is an undisturbed naturally ve	netated strip of at least 6 m on both sides to	N	
protect the line of trees from farming	and other anthropogenic operations		
5 At least 95% of the trees are in a he	althy condition (excluding veteran features	Y	
valuable for wildlife). There is little o	r no evidence of an adverse impact on tree		
health by damage from livestock or	wild animals, pests or diseases, or human		
activity.			
		Number of criteria passed	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/√	

Passes 5 of 5 criteria	Good (3)		
Passes 3 or 4 of 5 criteria	Moderate (2)	Х	
Passes 0, 1 or 2 of 5 criteria	Poor (1)		
Suggested enhancement interventio	ns to improve condition score		
Notes			
Footnote 1 - A mature tree in this cont	ext is one that is at least 2/3 expected fully mat	ure height for the species.	
Footnote 2 - All ancient trees are veter	an trees, but not all veteran trees are ancient.	A veteran tree may not be very old, but it has decay f	eatures, such as branch death and hollowing. These features contribute to
its biodiversity, cultural and heritage va	lue. Veteran trees can be classified if they have	e four out of the five following features:	
1. Rot sites associated with wounds	s which are decaying >400 cm2;		
2. Holes and water pockets in the tr	runk and mature crown >5 cm diameter;		
3. Dead branches or stems >15 cm	diameter;		
Any hollowing in the trunk or maj	or limbs;		

5. Fruit bodies of fungi known to cause wood decay

_							
Сс	ondition Sheet: LINE OF TREES Hat	pitat Type					
Uł	KHab Habitat Type(s)						
Li	_ine of trees						
Li	ne of trees – associated with bank o	or ditch					
Lii	ne of trees (ecologically valuable)						
Li	ne of trees (ecologically valuable) –	associated with bank or ditch					
Sit	te name/location	Dalzell Street, Moor Row	Onsite/offsite	On Site			
Ce	entral grid reference of habitat	NY 00575 14584	Unique polygon reference	TN15			
Li	mitations (if applicable)		Metric 3.0 survey reference (if condition				
			assessment of this polygon relates to a wider				
			habitat survey)				
Ha	abitat Description						
A	narrow line of immature willow and silv	ver birch trees along the razor wire fence bour	nding the site from the cycle route to the south.				
Se	ee Chapter 8 of User Guide for definition	on.					
Co	ondition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification			
1	More than 70% of trees are native sp	ecies.	Y				
2	Tree canopy is predominantly continu	uous with gaps in canopy cover making up	N				
	<10% of total area and no individual	gap being >5 m wide.					
3	Includes one or more mature ¹ or vete	ran^2 troo	N				
Ū							
4	There is an undisturbed naturally veg	getated strip of at least 6 m on both sides to	N				
	protect the line of trees from farming	and other anthropogenic operations.					
-	At least OF 0/ of the trace and in the	the condition (avaluation	V				
Э	At least 95% of the trees are in a nea	aitny condition (excluding veteran features	Ŷ				
	valuable for wildlife). There is little or	no evidence of an adverse impact on free					
1	hoolth by domoodo there in restered in the	vild onimple, poste er dissesses, er hurr					
	health by damage from livestock or w	vild animals, pests or diseases, or human					
	health by damage from livestock or v activity.	vild animals, pests or diseases, or human					
	health by damage from livestock or v activity.	vild animals, pests or diseases, or human					
	health by damage from livestock or v activity.	vild animals, pests or diseases, or human					
	activity.	vild animals, pests or diseases, or human	Number of criteria passed				

Passes 5 of 5 criteria	Good (3)		
Passes 3 or 4 of 5 criteria	Moderate (2)		
Passes 0, 1 or 2 of 5 criteria	Poor (1)	X	
Suggested enhancement interventio	ns to improve condition score		
Notes			
Footnote 1 - A mature tree in this cont	ext is one that is at least 2/3 expected fully ma	iture height for the species.	
Footnote 2 - All ancient trees are veter	ran trees, but not all veteran trees are ancient.	A veteran tree may not be very old, but it has decay	features, such as branch death and hollowing. These features contribute to
its biodiversity, cultural and heritage va	Ilue. Veteran trees can be classified if they have	/e four out of the five following features:	
		-	
1. Rot sites associated with wounds	s which are decaying >400 cm2;		
2. Holes and water pockets in the tr	runk and mature crown >5 cm diameter;		
3. Dead branches or stems >15 cm			
4. Any nonowing in the trunk of maj			

5. Fruit bodies of fungi known to cause wood decay

Сс	ndition Sheet: GRASSLAND Hat	pitat Type (low distinctiveness)					
Ūľ	(Hab Habitat Type(s)						
Gr	Grassland - Modified grassland						
Sit	e name/location	Dalzeli Street, Nioor Kow NY 00473 14633	Unisite/offsite				
Li	ntrai grid reference of nabitat	NT 00473 14033	reference Metric 3.0 survey reference (if condition				
			assessment of this polygon relates to a wider habitat survey)				
A s De clc ca	bitat Description small triangular field, formed of roug schampsia flexuosa with herbs inc ver Trifolium pratense, curled dock rrot Daucus carota, common vetch	gh, ungrazed grassland in the western portion of the site. Grasses include coc luding ribwort plantain, common ragwort Senecio jacobaea, creeping buttercu (Rumex crispus, common bird's-foot-trefoil Lotus corniculatus, meadowsweet Vicia sativa and soft rush Juncus effusus.	ks-foot, common bent Agro o Ranunculus repens, herb Filipendula ulmaria, hogwe	stis capillaris and wavy hair-grass robert, common knapweed, red ed Heracleum sphodylium, wild			
Se	e UKHab						
Co	ndition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification			
1	There must be 6-8 species per m2 medium distinctiveness grassland NB - this criterion is essential fo	 If a grassland has 9 or more species per m2 it should be classified as a habitat type. or achieving moderate condition. 	Y				
2	Sward height is varied (at least 20 creating microclimates which prov	% of the sward is less than 7 cm and at least 20% is more than 7 cm) ride opportunities for insects, birds and small mammals to live and breed.	Y				
3	Some scattered scrub (including b grassland area. Note - patches of relevant scrub habitat type.	ramble) may be present, but scrub accounts for less than 20% of total shrubs with continuous (more than 90%) cover should be classified as the	Ŷ				
4	Physical damage is evident in less excessive poaching, damage from other damaging management acti	s than 5% of total grassland area. Examples of physical damage include n machinery use or storage, erosion caused by high levels of access, or any vities.	N				
5	Cover of bare ground is between warrens).	1% and 10%, including localised areas (for example, a concentration of rabbit	Y				
6	Cover of bracken less than 20%.		Y				
7	There is an absence of invasive n	on-native species (as listed on Schedule 9 of WCA, 1981).	Ŷ				
		Essential	criterion 1 achieved (Y/N)	Y			
Ce	ndition Assessment Result	Condition Assessment Score	Score Achieved x/x	D			
00	namon Assessment Result						
Pa pa	sses 6 or 7 of 7 criteria including ssing essential criterion 1	Good (3)	X				
Pa Pa pa	sses 4 or 5 of 7 criteria; OR sses 4 or 5 of 7 criteria including ssing essential criterion 1	Moderate (2)					
Pa 4, cri	sses 0, 1, 2 or 3 of 7 criteria; OR 5 or 6 of criteria but failing terion 1	Poor (1)					
Su	ggested enhancement interventi	ons to improve condition score	I				
No	tes						

Co	ndition Sheet: GRASSLAND Hat	pitat Type (low distinctiveness)		
Uk	(Hab Habitat Type(s)			
Sit	e name/location	Dalzell Street. Moor Row	Onsite/offsite	On Site
Ce	ntral grid reference of habitat	NY 00576 14672	Unique polygon reference	TN10
Lir	nitations (if applicable)		Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
На	bitat Description			
He an Se	avily cattle-grazed pasture field do d bitter dock Rumex obtusifolius.	minated by perennial ryegrass Lolium var. with occasional white clover Trifoliu	m repens, dandelion sp., cr	eeping buttercup, creeping thistle
Co	ndition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
1	I here must be 6-8 species per m2 medium distinctiveness grassland NB - this criterion is essential for	 It a grassland has 9 or more species per m2 it should be classified as a habitat type. or achieving moderate condition. 	N	
2	Sward height is varied (at least 20 creating microclimates which prov	% of the sward is less than 7 cm and at least 20% is more than 7 cm) ide opportunities for insects, birds and small mammals to live and breed.	N	
3	Some scattered scrub (including t grassland area. Note - patches of relevant scrub habitat type.	oramble) may be present, but scrub accounts for less than 20% of total shrubs with continuous (more than 90%) cover should be classified as the	Y	
4	Physical damage is evident in less excessive poaching, damage from other damaging management acti	s than 5% of total grassland area. Examples of physical damage include n machinery use or storage, erosion caused by high levels of access, or any vities.	Y	
5	Cover of bare ground is between warrens).	1% and 10%, including localised areas (for example, a concentration of rabbit	Y	
6	Cover of bracken less than 20%.		Y	
7	There is an absence of invasive n	on-native species (as listed on Schedule 9 of WCA, 1981).	Y	
		Essential	criterion 1 achieved (Y/N)	N
Co	ndition Assessment Result	Condition Assessment Score	Score Achieved x/	J
Pa pa	sses 6 or 7 of 7 criteria including ssing essential criterion 1	Good (3)		
Pa Pa pa	sses 4 or 5 of 7 criteria; OR sses 4 or 5 of 7 criteria including ssing essential criterion 1	Moderate (2)		
Pa 4, : crit	sses 0, 1, 2 or 3 of 7 criteria; OR 5 or 6 of criteria but failing terion 1	Poor (1)	x	
Su	ggested enhancement interventi	ons to improve condition score		
No	tes			

Co UK	Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness) UKHab Habitat Type(s)					
Gr	assland - Lowland calcareous	s grassland				
Gr	Grassland - Lowland dry acid grassland					
Gr	Grassland - Lowland meadows					
Gr	Grassland - Other Iowland acid grassland					
Gr	Grassland - Other neutral grassland					
Gr	assland - Tall herb communit	ies (H6430) [Note I all herb habitat that does n	ot meet the Annex 1 definition should be recorded	as "Other neutral		
gra	assiand"]					
Gr	assiand - Upland acid grassia	ano				
Gr	assiand - Opland calcareous	grassiand				
Sn	assiand - Opiand hay meador	ws ninarian grassland				
Οp	arbeity vegetated land Galan					
Sit	e name/location	Dalzell Street, Moor Row	Onsite/offsite	On Site		
_						
Ce	entral grid reference of	NY 00591 14610	Unique polygon reference	TN19		
na	bitat					
Lir	nitations (if applicable)		Metric 3.0 survey reference (if condition			
			assessment of this polygon relates to a			
			wider habitat survey)			
1.1.2	hitat Description					
ле А -	series of fragmontod prope of pr	autral grassland growing on grovelled grass wit	thin the brownfield area of the site. Species diversit	vis greater here then		
A 8	hin any other areas of peutrol of	rassland on site. Grass species comprise swor	ann me brownnend area of the site. Species diversit	e fog red fescue		
Fe	stuca rubra, crested dod's-tail (Cynosurus cristatus and false oat grass Arrhen	atherum elatius. Other species present include wild	carrot common		
ve	tch, common knapweed, cow pa	arsley, teasel Dipsacus fullonum, varrow Achille	a millefolium, common toadflax, common bird's-fo	ot-trefoil, kidnev vetch		
Se	e UKHab					
Co	ndition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification		
1	The appearance and composit	tion of the vegetation closely matches	N			
	characteristics of the specific of	rassland habitat type (see UKHab definition).				
	Wildflowers, sedges and indica	ator species for the specific grassland habitat				
	type are very clearly and easily	visible throughout the sward. NB - This				
	criterion is essential for achi	ieving moderate condition for non-acid				
	grassland types only.					
2	Sward height is varied (at leas	t 20% of the sward is less than 7 cm and at	Y			
	least 20 per cent is more than	7 cm) creating microclimates which provide				
	opportunities for insects, birds	and small mammals to live and breed.				
1						
	Orwan at h	40(
3	Cover of bare ground between	1% and 5%, including localised areas, for	Y			
1	example, rabbit warrens.					
1						
Δ	Cover of bracken less than 200	% and cover of scrub (including bramble) loss	N			
ľ	than 5%.					
1						
1						
1						
1						
5	There is an absence of invasiv	ve non-native species (as listed on Schedule 9	Υ			
Ľ	of WCA, 1981). Combined cov	ver of species indicative of sub-optimal				
1	condition1 and physical damage	ge (such as excessive poaching, damage				
1	from machinery use or storage	e, damaging levels of access, or any other				
1	damaging management activit	ies) accounts for less than 5% of total area.				
1						
A-0	ditional Group (New sold two					
740	iunional Group (Non-acid type	es only)				

6	There are greater than 9 spec essential for achieving good	ies per metre squared. NB - This criterion is d condition (non-acid grassland types only	Y).	
		Criterion 1 Achieved (Essential	or good condition for non-acid grassland) (Y/N)	N
			Number of criteria passed	4
Co	ondition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Ac	cid Grassland Types			
Pa	asses 5 of 5 criteria	Good (3)		
Pa	asses 3 or 4 of 5 criteria	Moderate (2)		1
Pa	asses 0, 1 or 2 of 5 criteria	Poor (1)		
No	on-acid grassland Types			
Pa es	asses 5 of 6 criteria, including sential criterion 1 and 6.	Good (3)		
Pa ind	asses 3 or 4 of 6 criteria, cluding essential criterion 1.	Moderate (2)		
Pa cri Pa cri	asses 0, 1, 2 criteria of 6 teria; OR asses 3 or 4 criteria excluding iterion 1 and 6	Poor (1)	X	
Sι	uggested enhancement interv	rentions to improve condition score		

Notes

Footnote 1 - Species indicative of sub-optimal condition for this habitat type include:

Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens, cow parsley Anthriscus sylvestris.

-						
Con	dition Sheet: URBA	N Habitat Type				
UKHab Habitat Type Sparsely vegetated land - Ruderal/ephemeral						
Sparsely vegetated land - Ruderal/ephemeral Urban – Allotments						
Urba	Urban – Allotments Urban – Biodiverse green roof [Use Urban condition sheet as default. Where there are areas of grassland, scrub or other habitat above the minimum mannable area threshold, record and assess these as the relevant habitat time]					
minir	minimum mappable area threshold, record and assess these as the relevant habitat type]					
Urba	Urban - Bioswale					
Urba	Urban - Cemeteries and churchyards [Use Urban condition sheet as default. Where there are areas of grassland, woodland or scrub above the minimum mappable area threshold, record and assess these as the relevant habitat type]					
the n	minimum mappable a	area threshold, record and assess these as the relevant habi	tat type]			
Urba	Urban - Façade-bound green wall Urban - Ground based green wall					
Urba	Urban - Ground based green wall Urban - Intensive green roof					
Urba	an - Open mosaic h	abitats on previously developed land				
Urba	an - Rain garden					
Urba	an - Sustainable urb	oan drainage feature [in the context of the Biodiversity Metri	c, this habitat type refers to open	SUDS with vegetation		
and/	or open water]					
Urba	an - Vacant / derelic	t land / bare ground				
Site name/location Dalzell Street, Moor Row Onsite/offsite On Site						
		NV 22524 44522	<i>_</i>			
Cent	tral grid reference	NY 00531 14583	Unique polygon reference	IN1, 8		
Limi	itations (if		Metric 3.1 survey reference			
аррі	licable)		this polygon relates to a			
			wider habitat survey)			
Habi	itat Description					
An a	area of open, tall rude	aral vegetation at the eastern edge of the mixed scrub in TNE	3, extending out into TN7. Domini	ant species are rosebay		
willo	wherb and bramble,	along with hairy willowherb, cow parsley, curled dock, dog ro	ose, common knapweed, creepin	g thistle, wild carrot,		
comi	common toadflax, hedge bindweed and nettle.					
	mon toadflax, hedge					
	mon toadflax, hedge					
See	mon toadflax, hedge					
<u>See</u>	mon toadflax, hedge					
<u>See</u> Con	mon toadflax, hedge <u>UKHab</u> dition Assessment	Criteria	Condition Achieved (Y/N)	Notes/Justification		
<u>See</u> Con	mon toadflax, hedge <u>UKHab</u> dition Assessment	Criteria	Condition Achieved (Y/N)	Notes/Justification		
See Con COR	mon toadflax, hedge <u>UKHab</u> dition Assessment RE CRITERIA - appli	Criteria zable to all urban habitat types:	Condition Achieved (Y/N)	Notes/Justification		
See Con COR	mon toadflax, hedge <u>UKHab</u> dition Assessment RE CRITERIA - applie Vegetation structure	Criteria cable to all urban habitat types: e is varied, providing opportunities for insects, birds and bats	Condition Achieved (Y/N)	Notes/Justification		
See Con COR	mon toadflax, hedge UKHab dition Assessment RE CRITERIA - applie Vegetation structure to live and breed. A	Criteria cable to all urban habitat types: is varied, providing opportunities for insects, birds and bats single ecotone (i.e. scrub, grassland, herbs) should not	Condition Achieved (Y/N)	Notes/Justification		
See Con COR	mon toadflax, hedge UKHab dition Assessment RE CRITERIA - applie Vegetation structure to live and breed. A account for more th	Criteria cable to all urban habitat types: is varied, providing opportunities for insects, birds and bats single ecotone (i.e. scrub, grassland, herbs) should not an 80% of the total habitat area.	Condition Achieved (Y/N)	Notes/Justification		
See Con COR 1	Mon toadflax, hedge UKHab dition Assessment RE CRITERIA - applie Vegetation structure to live and breed. A account for more th There is a diverse re	Criteria cable to all urban habitat types: e is varied, providing opportunities for insects, birds and bats single ecotone (i.e. scrub, grassland, herbs) should not an 80% of the total habitat area.	Condition Achieved (Y/N)	Notes/Justification		
See Con COR 1	Mon toadflax, hedge UKHab dition Assessment RE CRITERIA - applie Vegetation structure to live and breed. A account for more th There is a diverse re insects. These spec	Criteria cable to all urban habitat types: e is varied, providing opportunities for insects, birds and bats single ecotone (i.e. scrub, grassland, herbs) should not an 80% of the total habitat area. ange of flowering plant species, providing nectar sources for ies may be either native, or non-native but beneficial to	Condition Achieved (Y/N)	Notes/Justification		
See Con COR 1	mon toadflax, hedge UKHab dition Assessment RE CRITERIA - applie Vegetation structure to live and breed. A account for more th There is a diverse ra insects. These spec wildlife.	Criteria cable to all urban habitat types: e is varied, providing opportunities for insects, birds and bats single ecotone (i.e. scrub, grassland, herbs) should not an 80% of the total habitat area. ange of flowering plant species, providing nectar sources for ies may be either native, or non-native but beneficial to	Condition Achieved (Y/N)	Notes/Justification		
See Con COR 1	mon toadflax, hedge UKHab dition Assessment RE CRITERIA - applie Vegetation structure to live and breed. A account for more th There is a diverse rainsects. These spec wildlife. NB - To achieve G	Criteria cable to all urban habitat types: a is varied, providing opportunities for insects, birds and bats single ecotone (i.e. scrub, grassland, herbs) should not an 80% of the total habitat area. ange of flowering plant species, providing nectar sources for ies may be either native, or non-native but beneficial to DOD condition, criterion 2 must be satisfied by native	Condition Achieved (Y/N)	Notes/Justification		
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4c2 Biodiverse green I 150mm and is plan: prepared with sedu additional habitat, s	roofs - have a varied depth of 80 - 150mm at least 50% is at ted and seeded with wildflowers and sedums or is pre- ms and wildflowers. To achieve Good condition some uch as sand piles, logs etc should be present.		
Essential criterio	n 2&3 achieved? (must be achieved to score a good conc	lition for non biodiverse green roofs) (Y/N)	Х
		Number of criteria passed	1
Condition	Condition Assessment Score	Score Achieved ×/✓	
Assessment Result			
If 3 criteria assessed:			
 Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3 	Good (3)		
Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3	Moderate (2)		
Passes 0 or 1 of 3 core criteria	Poor (1)	x	
If 4 criteria assessed:		1	
 Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3; AND Passes additional criterion 4a or 4b 	Good (3)		
 Passes 2 of 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for good condition within criteria 2 and 3 	Moderate (2)		
• Passes 0 or 1 of 4 criteria	Poor (1)		
Suggested enhanceme	nt interventions to improve condition score	<u> </u>	
Notes Footnote 1: For Biodive support wildflowers durin	r se green roofs only - experience has shown that a range o g hot periods. Therefore, for Criteria 2 a Biodiverse green roc	f sedums species (native, natural f can have non-native sedums ar	ised, and non-native) nd still achieve Good
condition.			

Footnote 2: For Criteria 3 – For **green roof habitat types only** - *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not be planted and seeded correctly in sub-sequent years.

Co	Condition Sheet: SCRUB Habitat Type						
Uk	(Hab Habitat Type						
He	athland and shrub - Blackthorn	scrub					
He	athland and shrub - Gorse scrub						
He	athland and shrub - Hawthorn so	crub					
He	athland and shrub - Hazel scrub						
He	athland and shrub - Mixed scrub						
He	athland and shrub - Sea bucktho	orn scrub (Annex 1)					
Sit	e name/location	Dalzell Street, Moor Row	Onsite/offsite	On Site			
Ce	ntral grid reference of habitat	NY 00531 14583	Unique polygon reference	TN6, 12, 13, 15, 16			
Lir	nitations (if applicable)		Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)				
На	bitat Description						
All	Il parcels of mixed scrub on site.						
<u>Se</u>	e UKHab						
<u>Fo</u>	For sea buckthorn scrub see: Habitats Directive Annex 1 definition						
Co	ndition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification			
1	Habitat is representative of UKHal There are at least three woody sp than 75% of the cover (except cor can be up to 100% cover).	o description (where in its natural range). ecies, with no one species comprising more nmon juniper, sea buckthorn or box, which	Y				

2 There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.			Ν	
3	There is an absence of invasive r WCA, 1981) and species indicati 5% of ground cover.	non-native species (as listed on Schedule 9 of ve of sub-optimal condition make up less than	Y	
4 The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).		Ν		
5	5 There are clearings, glades or rides present within the scrub, providing sheltered edges.		Ν	
			Number of criteria passe	4
			Number of citteria passed	a de la constante de
Co	ondition Assessment Result	Condition Assessment Score	Score Achieved ×/√	
Co Pa	ondition Assessment Result sses 5 of 5 criteria	Condition Assessment Score Good (3)	Score Achieved ×/√	
Co Pa Pa	ondition Assessment Result sses 5 of 5 criteria sses 3 or 4 of 5 criteria	Condition Assessment Score Good (3) Moderate (2)	Score Achieved ×/√	
Co Pa Pa Pa	ondition Assessment Result asses 5 of 5 criteria asses 3 or 4 of 5 criteria asses 0, 1 or 2 of 5 criteria	Condition Assessment Score Good (3) Moderate (2) Poor (1)	Score Achieved ×/✓	
Co Pa Pa Su	ondition Assessment Result asses 5 of 5 criteria asses 3 or 4 of 5 criteria asses 0, 1 or 2 of 5 criteria aggested enhancement intervent	Condition Assessment Score Good (3) Moderate (2) Poor (1) tions to improve condition score	Score Achieved ×/✓	

Condition Sheet: WOODLAND Habitat Type								
UKHab Habitat Type(s)	UKHab Habitat Type(s)							
Woodland and forest - Low	vland beech and yew woodla	and						
Woodland and forest - Low	land mixed deciduous wood	dland						
Woodland and forest - Nati	ive pine woodlands							
Woodland and forest - Oth	er coniferous woodland							
Woodland and forest - Oth	er Scot's pine woodland							
Woodland and forest - Oth	er woodland; broadleaved							
Woodland and forest - Oth	er woodland; mixed							
Woodland and forest - Upla	and birchwoods							
Woodland and forest - Upla	and mixed ashwoods							
Woodland and forest - Upla	and oakwood							
Woodland and forest - Wet	woodland							
Site name/location	Dalzell Street, Moor Row	Onsite/offsite	On Site					
	í í							
Habitat's Central Grid	NY 00757 14588	Unique polygon	TN14					
Metric 3.0 survey		Limitations (if						
reference (if condition		applicable)						
assessment of this								
polygon relates to a wider								
habitat survey)								

Habitat Description

An area of immature, self-set willow spp. dominated woodland. Beyond this lies a razor wire fence separating the previously developed area from the cycle route, along the defunct railway line to the south. Other species include silver birch, ash, elder Sambucus nigra and sycamore Acer pseudoplatanus. The woodland does not have a varied age structure, with a dense canopy and only occasional hawthorn and hazel Corylus avellana in the understorey.

See UKHab

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: https://woodlandwildlifetoolkit.sylva.org.uk/assess

Co	Condition Assessment Criteria						
Inc	dicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes/Justification	
1	Age distribution of trees ¹	Three age classes present	Two age classes present	One age class present	1		
2	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ²	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3		
3	Invasive plant species ³	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	3		
4	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	3		
5	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	3		

6	Open space within woodland ⁴	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	3	
7	Woodland regeneration ⁵	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	2	
8	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high risk pest or disease present	1	
9	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	2	
10	Woodland vertical structure ⁶	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	1	
11	Veteran trees ⁷	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1	
12	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	1	
13	Woodland disturbance ⁸	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	3	
				Total Score	27	
Co	Condition Assessment Result Condition Assessment Score Result Achieved					
Total score >32 (33 to 39) Good (3)				Good (3)		Moderate
Tot	I otal score 26 to 32			Moderate (2)		
Su	ggested enhancement in	terventions to improve condition	ion score			

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Co	ondition Sheet: GRASSLAND Hal	pitat Type (low distinctiveness)		Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)					
Ūk	UKHab Habitat Type(s)								
Gr	Grassland - Modified grassland								
	e name/location	Daizeli Street, Noor Row	Unique polygon	On Site					
			reference						
Lir	mitations (if applicable)		Metric 3.0 survey						
			reference (if condition						
			assessment of this						
			polygon relates to a						
			wider habitat Survey)						
Ha	bitat Description								
Ru	ish and ryegrass dominated grazing	g pasture.							
Se	e UKHab								
Co	ondition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification					
1	There must be 6-8 species per ma	2. If a grassland has 9 or more species per m2 it should be classified as a	N						
1	Inequir distinctiveness grassland	napilal lype.							
1	- this criterion is essential fo	or achieving moderate condition.							
2	Sward height is varied (at least 20	% of the sward is less than 7 cm and at least 20% is more than 7 cm)	Ν						
1	creating microciimates which prov	nue opportunities for insects, pirus and smail mammals to live and preed.							
3	Some scattered scrub (including b	pramble) may be present, but scrub accounts for less than 20% of total	Y						
	grassland area. Note - patches of	shrubs with continuous (more than 90%) cover should be classified as the							
	relevant scrub nabitat type.								
4	Physical damage is evident in less	s than 5% of total grassland area. Examples of physical damage include	Y						
	excessive poaching, damage from	n machinery use or storage, erosion caused by high levels of access, or any							
	other damaging management acti	vities.							
5	Cover of bare ground is between	1% and 10% including localised areas (for example, a concentration of rabbit	N						
Ĭ	warrens).								
	,								
6	Cover of bracken less than 20%.		Y						
7	There is an absence of invasive n	on-native species (as listed on Schedule 9 of WCA 1981)	Y						
ľ	There is an absence of invasive in								
		Essential	criterion 1 achieved (Y/N)	N					
Co	Indition Assessment Posult	Condition Assessment Score	Score Achieved x/x	4					
60	Manion Assessment Result								
Pa	sses 6 or 7 of 7 criteria including	Good (3)							
pa	ssing essential criterion 1								
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Pa	asses 4 or 5 of 7 criteria: OR	Moderate (2)							
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Pa	sses 0, 1, 2 or 3 of 7 criteria: OR	Poor (1)	Х						
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