

# **Biodiversity Net Gain Assessment**

September 2025

**Project Reference: PR-25-0156**

**Land at Corner of King Street & Long Street**  
Middleton  
Manchester  
M24 6DP

**National Grid Reference: SD 8708 0645**



**Land at Corner of King Street & Long Street, Middleton, Manchester, M24 6DP**  
**Biodiversity Net Gain Assessment**

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|-------------------|----------------------------------|
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| Prepared by       | Tyrer Ecological Consultants Ltd |

|                         |                                   |
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| -        |      |           |

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## Executive Summary

As part of a proposed planning application with Rochdale Borough Council concerning a plot of land at the corner of King Street and Long Street in Middleton, Tyrer Ecological Consultants Ltd were commissioned by JC Design Group to carry out a Biodiversity Net Gain Assessment. This process follows on from a site visit carried out at the site in June 2025, which identified, mapped and assessed the habitats present within the red line boundary.

Proposals are understood to involve the erection of a new block of flats on an existing area of grassland.

Based on the landscaping proposals, the scheme will result in a **22.86% net-gain in Habitat units**.

In terms of specific unit changes, the metric output indicates a **gain of 0.02 Habitat units**.

In addition, **the trading rules are satisfied for the scheme**.

|                                                                                                              |                           |        |
|--------------------------------------------------------------------------------------------------------------|---------------------------|--------|
| <b>Total net unit change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement) | <i>Area habitat units</i> | 0.02   |
|                                                                                                              | <i>Hedgerow units</i>     | 0.00   |
|                                                                                                              | <i>Watercourse units</i>  | 0.00   |
|                                                                                                              |                           |        |
| <b>Total net % change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement)    | <i>Area habitat units</i> | 22.86% |
|                                                                                                              | <i>Hedgerow units</i>     | 0.00%  |
|                                                                                                              | <i>Watercourse units</i>  | 0.00%  |
|                                                                                                              |                           |        |
| <b>Trading rules satisfied?</b>                                                                              | Yes ✓                     |        |

Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the architect and ecological consultant and represents an improvement in terms of habitat units relative to the original design.

If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

The Individual Trees created are considered significant, and as such they will require a Habitat Management and Monitoring Plan (HMMP), detailing management prescriptions for the 30-year period.

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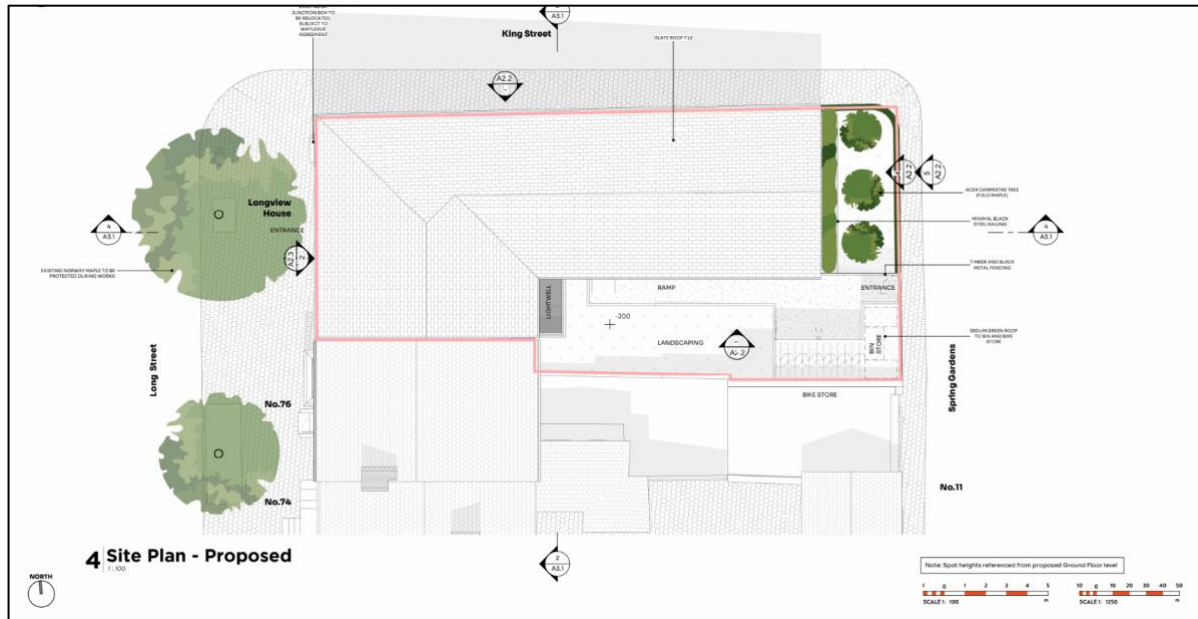
## **Appendix III: Post-development UK Habitats Map**

## **External Appendices**

- *PR-25-0156 Land at Corner of King Street and Long Street – The Statutory Metric (Tyrer Ecological Consultants Ltd, September 2025)*

## 1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Rochdale Borough Council concerning a plot of land at the corner of King Street and Long Street in Middleton, Tyrer Ecological Consultants Ltd were commissioned by JC Design Group to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a site visit carried out at the site in June 2025, which identified, mapped and assessed the habitats present within the red line boundary.
- 1.2 Proposals are understood to involve the erection of a new block of flats on an existing area of grassland. See **Figure 1.1** for a proposed site plan.



**Figure 1.1 – Proposed site plan (©JC Design Group)**

- 1.3 This BNG Assessment relies on information gathered during the site survey as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).
- 1.4 This assessment uses 'The Statutory Biodiversity Metric Calculation Tool' (as published on 3<sup>rd</sup> July 2025) as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

## National Policy

- 1.5 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.
- 1.6 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12<sup>th</sup> February 2024 for Major developments and 2<sup>nd</sup> April for minor developments, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

1.7 The Act is supported by secondary legislation, consisting of six statutory instruments<sup>1</sup> laid within law, of which the relevant legislation includes:

- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024
- The Biodiversity Gain Site Register Regulations 2024
- The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024
- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024

1.8 Other legislature considered for the purposes of this report includes the following:

- Biodiversity Net Gain: Good practice principles for development (2019),
- Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

### Local Policy

1.9 This national policy mandating Biodiversity Net Gain is reflected in 'Places for Everyone', a long-term joint development plan for nine Greater Manchester districts including **Rochdale Council** (see **Table 1.1** below):

**Table 1.1 – Relevant policy**

| Title               | Summary                                                                                                                                                                                                                                                    |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy JP-G8</b> | Development will be expected to follow the mitigation hierarchy, avoid fragmenting or severing connectivity between habitats, achieve a net gain of at least 10%, and make provision for management of habitats and features connected to the development. |

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<sup>1</sup> See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

## 2.0 The Statutory Biodiversity Metric Calculation Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Calculation Tool was completed by the following assessor (see **Table 2.1** below):

**Table 2.1 – BNG Assessor credentials**

| Name                             | Description of most relevant credentials                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mr. H. Mulligan</b><br>ACIEEM | <ul style="list-style-type: none"><li>• Consultant Ecologist &amp; BNG Lead with 3 years of professional training and experience,</li><li>• MBiolSci in Biological Sciences (Zoology),</li><li>• Received in-house training from Senior Ecologists as well as attended external webinars and training courses in application of the Metric,</li><li>• FISC Level 3 Botanist,</li><li>• Undertaken a large number of BNG assessments, utilising both the SSM Beta's and full BNG tool, v3.0, v3.1, v4.0 &amp; Statutory.</li></ul> |

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2025) covered in the most recent User Guide<sup>2</sup> (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles<sup>3</sup>, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **ISEP** (Institute of Sustainability & Environmental Professionals, formerly IEMA).
- 2.4 It is a legal requirement that the four BNG Rules are met, whilst the nine BNG Principles provide guidance for application of use.

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<sup>2</sup> See:

[https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The\\_Statutory\\_Biodiversity\\_Metric\\_-\\_User\\_Guide\\_-\\_July\\_2025.pdf](https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf)

<sup>3</sup> See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

**Table 2.2 – Biodiversity Metric Rules**

| <b>Rule Number</b> | <b>Rule Detail</b>                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>           | The trading rules of this biodiversity metric must be followed.                                                                                                                                                                                                                                                                                                                                                                |
| <b>2</b>           | Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.                                                                                                                                                                                                                                        |
| <b>3</b>           | <p>To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites.</p> <p>The tools remove the need for a user to manually calculate the change in biodiversity value.</p> <p>The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.</p> |
| <b>4</b>           | In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.                                                                                                                                                                                                                                                                                         |

**Table 2.3 – Biodiversity Metric Principles**

| <b>Principle Number</b> | <b>Principle Detail</b>                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>                | The metric assessment should be completed by a competent person.                                                                                                                                                                                                                                                                                                                              |
| <b>2</b>                | The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.                                                                                                                         |
| <b>3</b>                | The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.                                                                                                                                                                                                                                                                        |
| <b>4</b>                | The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.                                                                                                                                                                                                                                                              |
| <b>5</b>                | Biodiversity units are a proxy for biodiversity and should be treated as relative values.                                                                                                                                                                                                                                                                                                     |
| <b>6</b>                | This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.                                                                                                                                                                                                                                                            |
| <b>7</b>                | Habitat interventions need to be realistic and deliverable within a relevant project timeframe.                                                                                                                                                                                                                                                                                               |
| <b>8</b>                | Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.                                                                                                                                                                                                                    |
| <b>9</b>                | <p>The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:</p> <ul style="list-style-type: none"> <li>maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and</li> <li>ensure that proposed or retained habitat parcels are of sufficient size for ecological function</li> </ul> |

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2025, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **Site and Location Plans** (Ref: A1.1) – JC Design Group (September 2025).
- 2.8 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Mr. H. Mulligan, as well as with other senior consultants within the company.

### 3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Point 2.7**); therefore, Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; nonetheless, the reader should be aware that these discrepancies can occur.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

#### **4.0 Baseline Strategic Significance & Irreplaceable Habitats**

- 4.1 The Greater Manchester Nature Network Map<sup>4</sup> was accessed and used to assess the strategic significance of the site in relation to Manchester's Local Nature Recovery Strategy (LNRS); the red line boundary falls outside of all areas mapped as part of the 6 Nature Network Maps, and thus none of the baseline habitats are considered strategically significant.
- 4.2 The site does not host any irreplaceable habitats as outlined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, as evidenced during the site visit carried out on 3<sup>rd</sup> June 2025.

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<sup>4</sup>See: <https://storymaps.arcgis.com/stories/1137e2f8065f4e449cc02a685ba11ef8>

## **5.0 Habitat Degradation**

- 5.1 No habitat degradation has taken place within the red line boundary of the site since the relevant date of 30<sup>th</sup> January 2020. As such the baseline value of the site has been gathered from the site visit on 3<sup>rd</sup> June 2025.

## 6.0 Habitat Survey with Metric

### Baseline Habitats

- 6.1 The reader is referred to the Statutory Biodiversity Metric Calculation Tool (hereafter referred to as the Metric)<sup>5</sup>, which will accompany this report when issued and should be read in conjunction with this section. See **Table 6.1** & **Figure 6.1** below for **baseline habitat information** as extracted from the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis.

**Table 6.1 – Baseline Habitat information for Area habitats**

| Habitat Type                                                  | Area (hectares) | Condition | Assessor comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Habitat Units |
|---------------------------------------------------------------|-----------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Habitat Ref.: 1</b><br><br><b>g4</b><br>Modified grassland | 0.0341          | Poor      | The entirety of the site is covered by enriched amenity grassland; species density is approximately five per m <sup>2</sup> , covered largely by species such as annual meadow-grass ( <i>Poa annua</i> ), Yorkshire-fog ( <i>Holcus lanatus</i> ), white clover ( <i>Trifolium repens</i> ), creeping buttercup ( <i>Ranunculus repens</i> ), daisy ( <i>Bellis perennis</i> ), common mouse-ear ( <i>Cerastium montanum</i> ), dandelion ( <i>Taraxacum</i> ) and ribwort plantain ( <i>Plantago lanceolata</i> ). The space is actively mown and used for dog-walking, so has very low sward height with scattered bare areas, though the edges are slightly longer and feature taller stands including cock's-foot ( <i>Dactylis glomerata</i> ), rosebay willowherb ( <i>Chamaenerion angustifolium</i> ) and false oat-grass ( <i>Arrhenatherum elatius</i> ). | <b>0.07</b>   |
| <b>Total Habitat Area</b>                                     | <b>0.03</b>     |           | <b>Total Habitat Units</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>0.07</b>   |

### Proposals

- 6.3 The proposals are understood to involve the erection of a block of flats onsite, with associated landscaping. All of the modified grassland onsite will be lost to facilitate this development.
- 6.4 Refer to **Figures 6.1 – 6.2** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

<sup>5</sup>This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

### Post-Development Habitats

6.5 The reader is again referred to the Metric, see **Table 6.2** for **post-development habitat information** as provided to the author and extracted from the Metric.

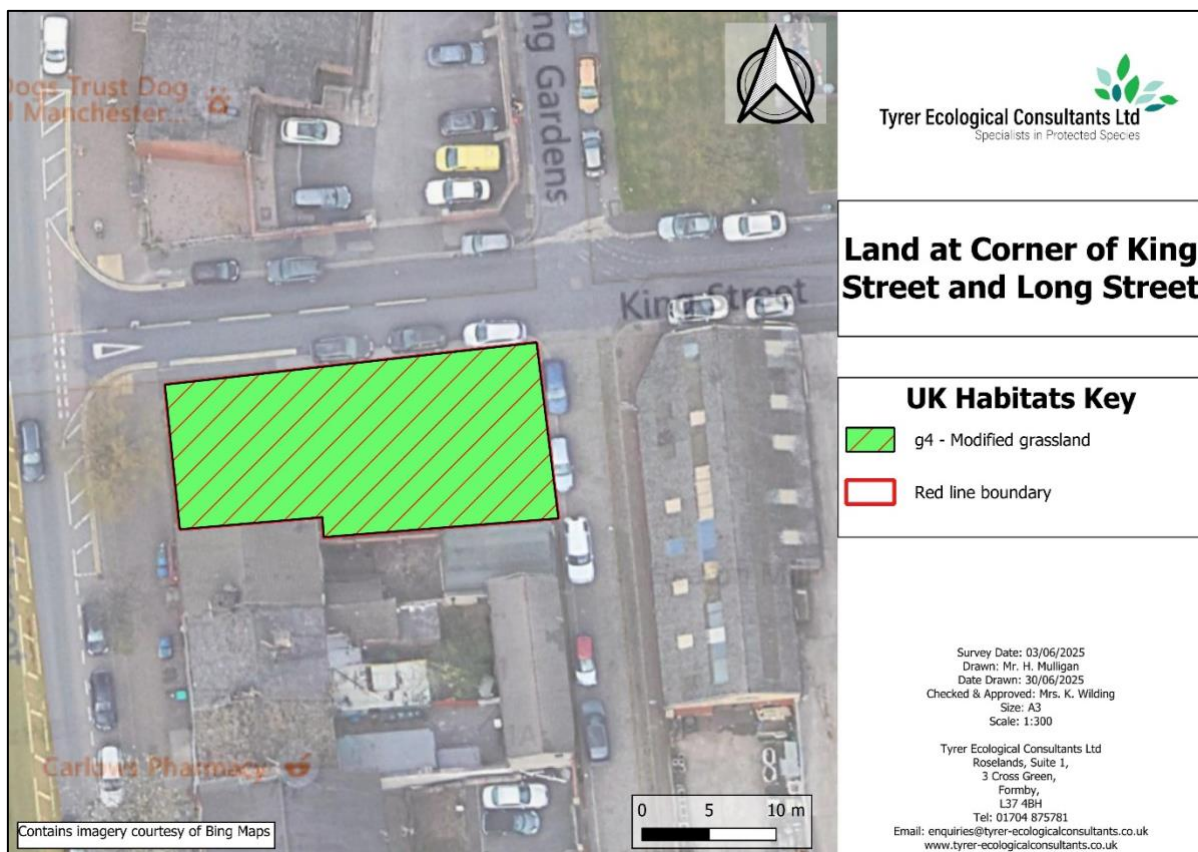
**Table 6.2 – Post-development Habitat information for on-site Area habitats**

| Habitat Type                                                                                                                                                | Area (hectares) | Condition | Assessor comments                                                                                                                                                                  | Habitat Units |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Habitat Ref.: 2</b><br><br><b>g4</b><br>Modified grassland<br><br><u>Created</u>                                                                         | 0.0050          | Poor      | Areas of grassland within landscaped areas proposed to the east and south of the site as per <b>Site and Location Plans</b> (Ref: A1.1) – JC Design Group (September 2025).        | <b>0.01</b>   |
| <b>Habitat Ref.: 3</b><br><br><b>u1 847</b><br>Built-up areas and gardens;<br>Introduced shrub<br><br><u>Created</u>                                        | 0.0015          | N/A       | Areas of shrubbery within landscaped areas proposed to the east and south of the site as per <b>Site and Location Plans</b> (Ref: A1.1) – JC Design Group (September 2025).        | <b>0.00</b>   |
| <b>Habitat Ref.: 4</b><br><br><b>u1b5</b><br>Buildings<br><br><u>Created</u><br><br><b>Metric:</b><br><i>Developed land;<br/> sealed surface</i>            | 0.0234          | N/A       | The new block of flats to be built onsite as per <b>Site and Location Plans</b> (Ref: A1.1) – JC Design Group (September 2025).                                                    | <b>0.00</b>   |
| <b>Habitat Ref.: 5</b><br><br><b>u1b5 86</b><br>Buildings; Green roof<br><br><u>Created</u><br><br><b>Metric:</b> <i>Other green roof</i>                   | 0.0015          | N/A       | An area of green roof proposed over the new bin and bike store to the south-east of the site as per <b>Site and Location Plans</b> (Ref: A1.1) – JC Design Group (September 2025). | <b>0.00</b>   |
| <b>Habitat Ref.: 6</b><br><br><b>u1b6</b><br>Other developed land<br><br><u>Created</u><br><br><b>Metric:</b><br><i>Developed land;<br/> sealed surface</i> | 0.0026          | N/A       | New areas of sealed hardstanding access and parking onsite as per <b>Site and Location Plans</b> (Ref: A1.1) – JC Design Group (September 2025).                                   | <b>0.00</b>   |

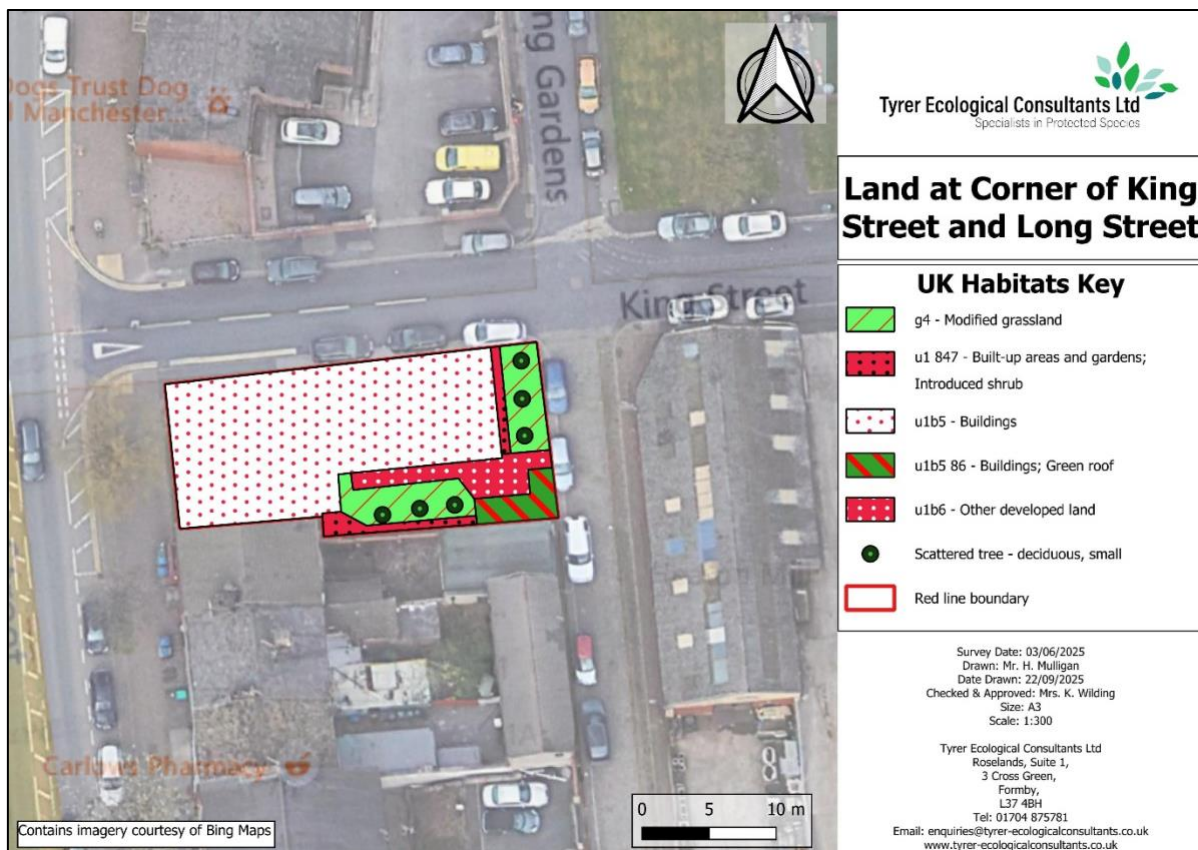
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| Habitat Type                                                                              | Area<br>(hectares) | Condition | Assessor comments                                                                                                                                           | Habitat<br>Units |
|-------------------------------------------------------------------------------------------|--------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Habitat Ref.: 7</b><br><br><b>Individual trees</b><br>Urban tree<br><br><u>Created</u> | 0.0244             | Poor      | A total of six new trees proposed onsite within the landscaped areas, as per <b>Site and Location Plans</b> (Ref: A1.1) – JC Design Group (September 2025). | <b>0.07</b>      |
| <b>Total Habitat area (excl. urban trees)</b>                                             | <b>0.03</b>        |           | <b>Total Habitat Units (incl. urban trees)</b>                                                                                                              | <b>0.08</b>      |

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**Figure 6.1 – Baseline UK Habitats Map**



**Figure 6.2 – Post-development UK Habitats Map**

## **7.0 Post-development Strategic Significance**

- 7.1 As with the baseline, the red line boundary falls outside of all areas mapped on the Greater Manchester LNRS and thus none of the post-development habitats are considered strategically significant.

## **8.0 Significant Enhancements**

- 8.1 Of the habitat creation works within the red line boundary, the individual trees are a medium distinctiveness habitat, and thus will require a Habitat Management and Monitoring Plan (HMMP).

## 9.0 Conclusions

- 9.1 Based on the landscaping proposals, the scheme will result in a **22.86% net-gain** in **Habitat units**.
- 9.2 In terms of specific unit changes, the metric output indicates a **gain of 0.02 Habitat units**.
- 9.3 In addition, **the trading rules are satisfied for the scheme**.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

|                                                                                                              |                           |        |
|--------------------------------------------------------------------------------------------------------------|---------------------------|--------|
| <b>Total net unit change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement) | <i>Area habitat units</i> | 0.02   |
|                                                                                                              | <i>Hedgerow units</i>     | 0.00   |
|                                                                                                              | <i>Watercourse units</i>  | 0.00   |
| <b>Total net % change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement)    | <i>Area habitat units</i> | 22.86% |
|                                                                                                              | <i>Hedgerow units</i>     | 0.00%  |
|                                                                                                              | <i>Watercourse units</i>  | 0.00%  |
|                                                                                                              |                           |        |
| <b>Trading rules satisfied?</b>                                                                              | Yes ✓                     |        |

**Figure 9.1** – Headline results summary outputted by the Statutory Biodiversity Metric Calculation Tool

- 9.5 Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the architect and ecological consultant, and represents an improvement in terms of habitat units relative to the original design.
- 9.6 If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

### Next Steps

- 9.7 In line with national policy, should planning permission be granted the **individual trees** to be created will require an HMMP as outlined in Section 8.0, detailing management prescriptions for a 30-year period. This will be subject to a planning obligation, such as a Section 106 agreement between the applicant and the Local Planning Authority (LPA), to secure the habitats for the required 30 years.
- 9.8 A suitably qualified ecologist is required to undertake scheduled monitoring of the created and enhanced habitats to inform ongoing maintenance for this period; these interim reports will be submitted to the LPA for review (the timings of which will be determined as part of the HMMP). This process ensures compliance with biodiversity commitments. Additional survey and

monitoring fees will apply for ongoing assessments and LPA oversight throughout the 30-year period.

- 9.9 Once the above has been completed, the applicant / agent should submit the completed biodiversity gain plan and HMMP secured for 30 years, as evidenced by any legal agreements (if required) for the required on-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

## 10.0 Bibliography

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- **CIEEM**, 2016. *Guidelines for Ecological Impact Assessment in the UK and Ireland*, 2<sup>nd</sup> edition. Available from: [www.cieem.net/data/files/Publications/EcIA\\_Guidelines\\_Terrestrial\\_Freshwater\\_and\\_Coastal\\_Jan\\_2016.pdf](http://www.cieem.net/data/files/Publications/EcIA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf)
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## Appendix I: Condition Assessment Tables

### Baseline

#### Condition Assessment Score – Grassland (Low) (Habitat Ref.: 1)

| Condition Assessment Criteria                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Habitat Reference          |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1                          |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Criterion passed (Y/N)     |
| <b>A</b>                                                                           | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs. <b>Note - this criterion is essential for achieving Moderate or Good condition.</b> Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m <sup>2</sup> (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. | <b>N</b>                   |
| <b>B</b>                                                                           | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>N</b>                   |
| <b>C</b>                                                                           | Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Y</b>                   |
| <b>D</b>                                                                           | Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>N</b>                   |
| <b>E</b>                                                                           | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Y</b>                   |
| <b>F</b>                                                                           | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Y</b>                   |
| <b>G</b>                                                                           | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Y</b>                   |
| <b>Total Score</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>4</b>                   |
| Condition Assessment Result                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Condition Assessment Score |
| Passes 6 or 7 criteria including passing essential criterion A                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Good                       |
| Passes 4 or 5 criteria including passing essential criterion A                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Moderate                   |
| Passes 3 or fewer criteria;<br>OR<br>Passes 4 - 6 criteria (excluding criterion A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Poor                       |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Y</b>                   |

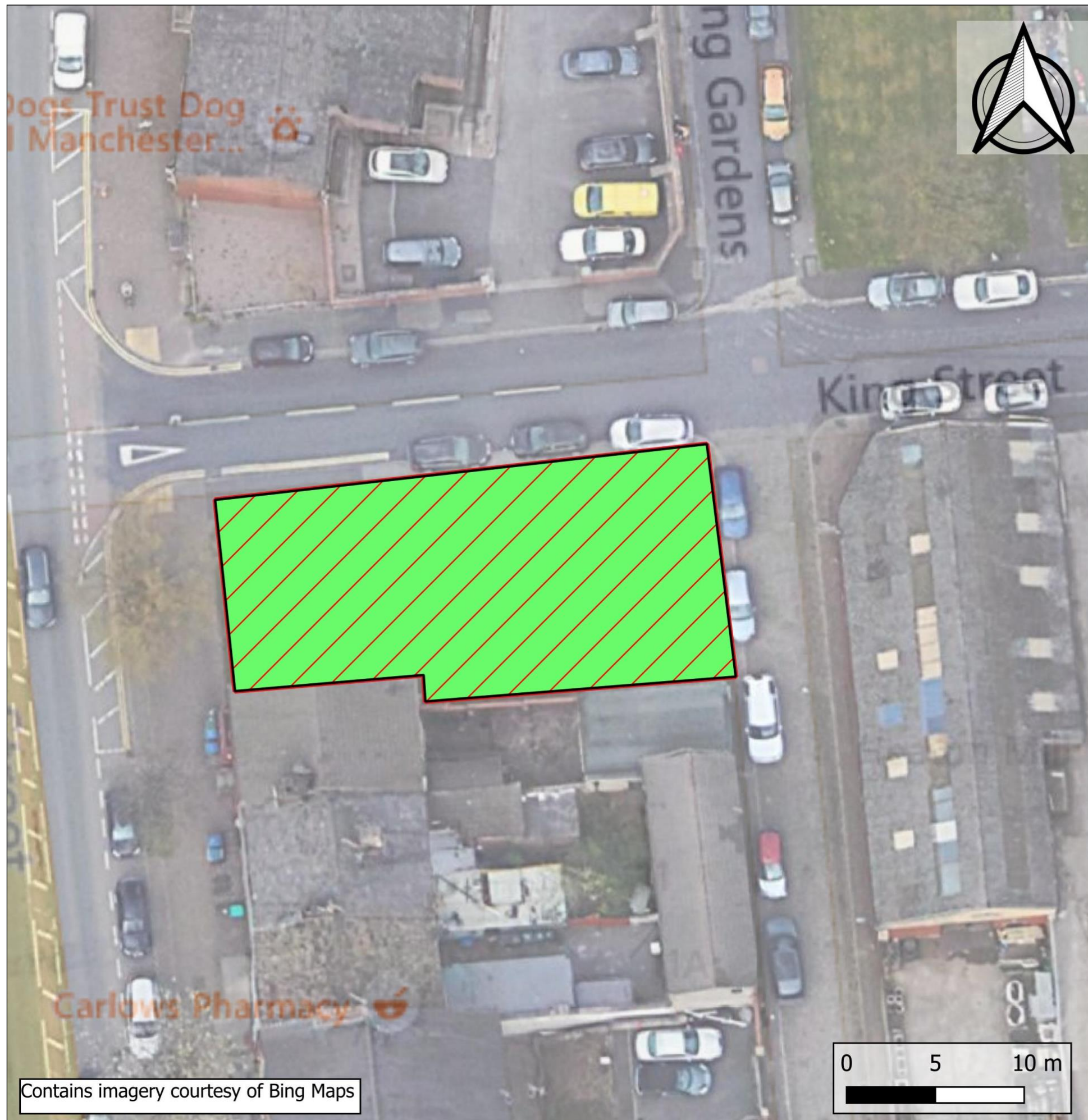
Post-Development

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 2)

| Condition Assessment Criteria                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Habitat Reference          |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2                          |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Criterion passed (Y/N)     |
| <b>A</b>                                                                           | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs. <b>Note - this criterion is essential for achieving Moderate or Good condition.</b> Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m <sup>2</sup> (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. | <b>N</b>                   |
| <b>B</b>                                                                           | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>N</b>                   |
| <b>C</b>                                                                           | Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Y</b>                   |
| <b>D</b>                                                                           | Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>N</b>                   |
| <b>E</b>                                                                           | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>N</b>                   |
| <b>F</b>                                                                           | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Y</b>                   |
| <b>G</b>                                                                           | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Y</b>                   |
| <b>Total Score</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>3</b>                   |
| Condition Assessment Result                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Condition Assessment Score |
| Passes 6 or 7 criteria including passing essential criterion A                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Good                       |
| Passes 4 or 5 criteria including passing essential criterion A                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Moderate                   |
| Passes 3 or fewer criteria;<br>OR<br>Passes 4 - 6 criteria (excluding criterion A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Poor                       |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Y</b>                   |

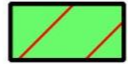
*Condition Assessment Score – Individual Trees (Habitat Ref.: 7)*

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                         | Habitat Reference          |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|                               |                                                                                                                                                                                                                                                                                         | 7                          |
|                               |                                                                                                                                                                                                                                                                                         | Criterion passed (Y/N)     |
| <b>A</b>                      | The tree is a native species (or at least 70% within the block are native species).                                                                                                                                                                                                     | <b>Y</b>                   |
| <b>B</b>                      | The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).                                                                                         | <b>Y</b>                   |
| <b>C</b>                      | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                                                      | <b>N</b>                   |
| <b>D</b>                      | There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. | <b>N</b>                   |
| <b>E</b>                      | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                     | <b>N</b>                   |
| <b>F</b>                      | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                                                | <b>N</b>                   |
| <b>Total Score</b>            |                                                                                                                                                                                                                                                                                         | <b>2</b>                   |
| Condition Assessment Result   |                                                                                                                                                                                                                                                                                         | Condition Assessment Score |
| Passes 5 or 6 criteria        |                                                                                                                                                                                                                                                                                         | Good                       |
| Passes 3 or 4 criteria        |                                                                                                                                                                                                                                                                                         | Moderate                   |
| Passes 2 or fewer criteria    |                                                                                                                                                                                                                                                                                         | <b>Y</b>                   |



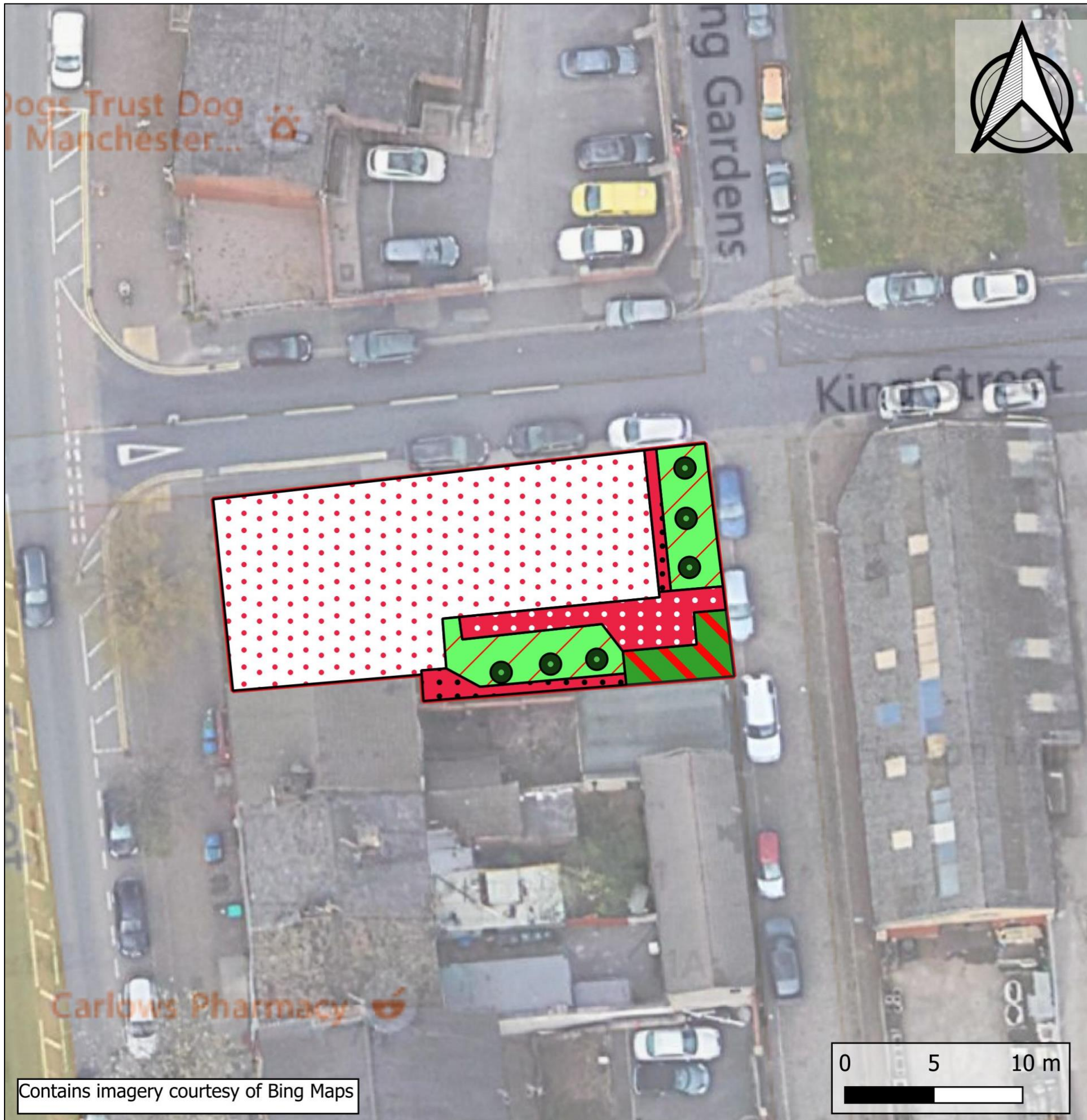
## Land at Corner of King Street and Long Street

### UK Habitats Key

-  g4 - Modified grassland
-  Red line boundary

Survey Date: 03/06/2025  
Drawn: Mr. H. Mulligan  
Date Drawn: 30/06/2025  
Checked & Approved: Mrs. K. Wilding  
Size: A3  
Scale: 1:300

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Specialists in Protected Species

## Land at Corner of King Street and Long Street

### UK Habitats Key

-  g4 - Modified grassland
-  u1 847 - Built-up areas and gardens; Introduced shrub
-  u1b5 - Buildings
-  u1b5 86 - Buildings; Green roof
-  u1b6 - Other developed land
-  Scattered tree - deciduous, small
-  Red line boundary

Survey Date: 03/06/2025  
Drawn: Mr. H. Mulligan  
Date Drawn: 22/09/2025  
Checked & Approved: Mrs. K. Wilding  
Size: A3  
Scale: 1:300

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