

Biodiversity Net Gain Assessment

LAND TO THE SIDE OF 19 SALLEY STREET,
CALDELBROOK, ROCHDALE, LITTLEBOROUGH,
OL15 9NG

Prepared for

James Campbell Associates Ltd.

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Version 01

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Agent	James Campbell Associates Ltd.

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Data supplied by the client is assumed as correct. No responsibility can be accepted by Miranda Cowan Ecology Ltd. for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

Field surveys have been carried out, these have been restricted to a level of detail required to achieve the stated brief of the work. No part of this report may be copied or duplicated without express permission of Miranda Cowan Ecology Ltd. and the party for whom it was prepared.

The survey and reporting have been completed in accordance with the CIEEM Professional Code of Conduct, with the aim of upholding their objectives and the reputation of the profession.

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1. Introduction

1.1 Background

Miranda Cowan Ecology Ltd was commissioned by James Campbell Associates Ltd to carry out a Biodiversity Net Gain (BNG) Assessment on land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG (the 'Site' hereafter).

James Campbell Associates Ltd is acting as the Agent on behalf of Thomas Rollins Agricultural Contractors who are seeking full planning permission for 'Proposed Erection of an 'Agricultural Equipment and Feed Storage Building with Associated Stables' (25/01104/FUL).

The Site (**Figure 1.1**) is positioned at an elevation range from 226-221m, equates to c.0.13ha and centred on Ordnance Survey National Grid Reference (OSNGR) SD 944 187.

Figure 1.1: Location of Salley Street (<https://earth.google.com/> historical imagery 2023)



1.2 Scope of Report

This report outlines and interprets the outcome of the Biodiversity Impact Assessment calculation delivered through the Statutory Metric¹ (the Metric hereafter). The Metric is based on the Proposed Site Plan: 17.1616.2.4B (October 2025, issue B - **Appendix A**), which was provided as dwg to allow for accuracy of BNG calculations.

This report is accompanied with the Metric² and UK Habitat Condition Assessment Sheets³. In combination, these documents have provided the basis for establishing the Sites baseline biodiversity habitat units and habitat loss / retention relative to the proposal design.

¹ Biodiversity Defra Statutory Metric - Calculation tool (November 2024)

² Salley_Street_Statutory_Metric_Macro_Enabled_1.0.4_30.04.26(V1)

³ Salley_Street_Statutory_Biodiversity_Metric_Condition_Ass_20.04.2026

1.3 Legislation

The Environment Bill was given Royal Assent in November 2021 and is now the Environment Act 2021. The Act includes a target to halt the decline of nature by 2030 and to strengthen the existing biodiversity duty through the introduction of a mandatory requirement to achieve at least 10% BNG for new developments in England. These requirements commenced on 12th February 2024. The BNG requirement is framed as a pre-commencement condition and that BNG information will need to be provided by the applicant

The Act is supported by secondary legislation comprising six statutory instruments:

- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) 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; and,
- The Biodiversity Gain Site Register Regulations 2024.

1.4 Defining Biodiversity Net Gain

Biodiversity Net Gain (BNG) is defined as a specific, quantifiable outcome of project activities that deliver demonstrable benefits for biodiversity compared to the baseline situation. Achieving BNG means that a project's activities (i.e., the development) leaves biodiversity in a better state than before. It is also an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation.

This BNG assessment compares the biodiversity value of Sites baseline habitats with those habitats anticipated to be present following completion of the Proposed Development.

The aim is to achieve the target mandatory net gain of 10% through habitat creation and enhancement on Site. Where on-site net gain cannot be achieved, provision for off-site biodiversity units is calculated.

1.5 Competency

A Site survey (20th of April 2026) and the BNG assessment have been completed by Miranda Cowan Ecology Limited (Full member of MCIEEM and FISC 4) in accordance with the professional standards as defined by the Chartered Institute of Ecology and Environmental Management^{4,5}.

⁴ Chartered Institute of Ecology and Environmental Management (2024). Competency Framework, version 3.0.

⁵ CIEEM (2024). Code of Professional Conduct.

2. Methodology

2.1 Desk-top Assessment

The following data sources have been used to complete this BNG assessment:

- Google Earth[®] aerial photography, review of historical imagery from 2020-2026.
- Magic Map - <https://magic.defra.gov.uk> for designations and notable habitats.
- Rochdale Borough Council Planning Policies Map cartogold.co.uk/rochdale/ for information of local site designation and land allocations.
- Greater Manchester Nature Network Map: <https://experience.arcgis.com/experience/> to identify Core Local Nature Sites and Nature Recovery Opportunity Areas.
- A local Nature Recovery Strategy for Greater Manchester published 2005, sourced https://gmlrc.org/local_nature_recovery_strategy/
- Greater Manchester Ecology Unit for Local Nature Recovery Strategy areas.
- The Department for Environment Food & Rural Affairs (DEFRA) Statutory Biodiversity Metric User Guide, version 3rd July 2025.

2.2 Field Survey

A field survey completed on the 20th of April 2026 involved the classification and assessment of on-Site habitats underpinned by the UK Habitat Classification System⁶. Habitats were mapped (**Figure 1, Appendix A**) and a Condition Assessment (**Appendix B**) was undertaken using tools provided with the Metric⁷.

Baseline habitats have been mapped using a 'Minimum Mappable Unit' area of 25m². Trees were calculated using the Metric 'Urban Tree Helper' which requires a size ('small', 'medium' and 'large') to be assigned to each tree.

For evidence of habitat degradation, historical imagery⁸ was reviewed from year 2020 to retrospectively apply the Sites higher-value ecological state.

2.3 Strategic Significance

The site falls within the Local Nature Recovery Strategy (LNRS)⁹ for Greater Manchester, with Strategic Significance informed by Core local Nature Sites and Nature Recovery Opportunity Areas of the Greater Manchester Nature Network Map. Strategic significance was also influenced by a Site based condition assessment and professional judgement

2.4 Survey Limitations

No limitations were encountered when delivering the habitat survey, the Site was made fully accessible.

⁶ UK Hab Ltd (2023). UK Habitat Classification V2.0 (at <https://www.ukhab.org>)

⁷ The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. July 2024 (v1.0.2)

⁸ <https://earth.google.com/> accessed April 2026

⁹ https://gmlrc.org/local_nature_recovery_strategy/

3. Biodiversity Net Gain

3.1 Designations and Biodiversity Allocations

The Site's eastern boundary parallel to Salley Street is shown as a Nature Recovery Opportunity Area on the Greater Manchester Nature Network Map <https://experience.arcgis.com/experience/>. See **Figure 3.1** extract below from the Greater Manchester Nature Map and **Appendix C** data supplied by GMEU. The mapped action for the eastern boundary falls within 'Woodland' *Protect and enhance long-established woodland and old trees and Enhance woodlands, scrub and hedgerows*.

Figure 3.1: Extract from Greater Manchester Nature Network Map <https://experience.arcgis.com/experience/> (accessed 30.04.2026)



Adjoining Nature Recovery Opportunity areas are present to the northwest of Higher Calderbrook Road and Southeast of Calderbrook Road (Salley Street). Mapped actions for these areas relate to protection, enhancement and to increase semi-natural grassland connectivity and creation of transitional habitats to link uplands and lowlands.

There are no designations directly connected to the Site, although the Site is terrestrially connected and within the impact zone of South Pennine Moors Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protected Area (SPA).

3.2 Habitat Categorisation and Value

Pre-development and post development habitats are shown on the respective **Figures 1 and 2, Appendix A**. Habitats described below are supported by **Table 3.2 Photographic Plates**.

The site was a horse grazed field with a sloping northeast facing aspect. The highest elevation (226m) was on the northwest boundary adjacent to Higher Calderbrook Road, with the lower elevation (221m) on the southeast boundary of Salley Street.

The grassland (g4 Modified) was evident of agricultural improvement, heavily grazed by horses and poached in localised areas. There was a poor species composition with two dominant grass species, including perennial rye-grass *Lolium perenne* and localised Yorkshire-fog *Holcus lanatus*. Broadleaved dock *Rumex obtusifolius* was a locally frequent herbaceous plant, reflecting areas for where horses defecate. Locally rare species included creeping buttercup *Ranunculus repens* and common sorrel *Rumex acetosa*.

The central section of grassland supported saturated conditions with occasional localised creeping buttercup *Ranunculus repens*. An artificial channel (50 Ditch) dissected through the grassland, which was also poached with ill-defined sides and central channel. Associated with drier mud mounds, there was locally rare foxglove *Digitalis purpurea*.

There were four sheds on-site (u1b6 Other developed land – Sheds), part defunct with some encroachment of bramble *Rubus fruticosus* agg., common nettle *Urtica dioica* and creeping thistle *Cirsium arvense*.

Site trees included a young goat willow *Salix caprea* on the southwest boundary and three tree stumps on the Site's east boundary (parallel to Salley Street) for where the proposed access track is defined. Based on field survey, historical imagery and an existing report¹⁰, the trees were assumed as small and were sycamore *Acer pseudoplatanus*.

Table 3.2: Photographic plates

Plate 1: g4 Modified, species poor and damaged.	Plate 2: Central section of grassland with scattered rushes.
	
Plate 3: Top section of grassland with broadleaved dock.	Plate 4: Grazing effects on grassland sward & ditch through central grassland.
	
Plate 5: Wooden shed with encroachment of bramble.	Plate 6: Ditch running through grassland.
	
Plate 7: Bare earth from overgrazing.	Plate 8: Goat willow on southwest boundary.
	

¹⁰ Rachel Hacking Ecology (no date). Extended Phase 1 Habitat Survey, Salley Street.



3.3 Baseline Habitat Areas

Table 3.2 to 3.5 summarises the extent (ha) of on-site and off-Site baseline habitats.

Table 3.2: On-site Biodiversity Net Gain Baseline Habitat Area and Units

UK Hab Code	Primary Habitat (name)	Area (ha)	Condition	Units
g4	Modified grassland	0.08622	Poor	0.17
g4	Modified grassland	0.03647	Poor	0.07
u1b6	Other developed land, sheds	0.00364	NA	0
200	Rural tree - 1 small goat willow.	0.0041	Poor	0.02
200	Rural tree - 3 small trees felled, stumps remaining.	0.0163	Poor*	0.07
Total (including trees)				0.33

* Assumed based on stump size, historical data and an existing Extended Phase 1 Habitat report (Rachel Hacking, no date).

3.4 Habitat Loss and Retention

Due to the small scale of the Site and likely extent of earth works to create the required profile for the agricultural building, it is assumed g4 Modified grassland will be damaged, disturbed or even removed from movement of construction traffic. Trees stumps are also included as having been removed as historical imagery shows their presence from 2020. See Table 3.6 relating to habitat loss resulting from the development.

Table 3.6: Summary of habitat and unit lost as a result of the development

UK Hab Code	Primary Habitat (name)	Habitat Loss (ha)	Units Lost
g4	Modified grassland	0.09	0.17
g4	Modified grassland	0.04	0.07
u1b6	Other developed land, sheds	0	0
200	Rural tree - 1 small goat willow.	0	0
200	Rural tree - 3 medium trees felled, stumps remaining.	0.02	0.07
Total (including trees)		0.14	0.31

4. Biodiversity Creation and Enhancement

4.1 Habitat Calculations and Outline Creation and Enhancement

Figure 2 and Table 4.1 summaries habitats targeted for habitat creation. Integral to achieving on-Site 10% BNG gain, the creation is also targeted to support mapped actions of Greater Manchester's Nature Recovery Opportunity Area on the Greater Manchester Nature Network Map <https://experience.arcgis.com/experience/>. This relates to tree planting and creation of floristic rich and structurally diverse grassland.

Table 4.1 Habitats to be created as part of the development.

Action	Baseline Habitat Type	Proposed Habitat Type	Target Condition	Units Delivered
Creation	g4 Modified grassland	g3c Other neutral grassland	Moderate	0.35
	g4 Modified grassland	g3c Other neutral grassland	Moderate	0.13
	Individual trees	Urban trees (8 native small trees)	Moderate	0.11
Total				0.59

Creation to g3c Other neutral grassland is reliant on significantly reduced / removal of horse grazing, removal of species indicative of nutrient enrichment (broadleaved dock), application of a rich herb mix, an annual cutting regime (removal of cut arisings) and ongoing management. During construction it will be required to minimise disturbance to soil as there is potential for desirable traditional grassland species to remain as present as a seed bank.

The aim will be to establishment of 6-8 vascular plants per m², sourced from a reputable UK native supplier. A mix of meadow wildflowers would be suitable for the site including species that will adapt to damp conditions in the winter and drier summer conditions.

It is assumed a drainage strategy will be required for the Site, which should seek to be designed to support natural site drainage, enabling natural filtration of water through the soil profile for the grassland to achieve balance between drier and wetter profiles.

Planting of 8 small trees can comprise of a mix of both native trees and shrubs that are able to grow into a natural tree-like form, achieving a height of at least 5 meters. Species can include hawthorn *Crataegus monogyna*, goat willow *Salix caprea*, rowan sorbus aucuparia and pedunculate oak *Quercus robur*.

All habitat creation and post maintenance and management will need to be taken forward into a Habitat Maintenance Management and Monitoring Plan (HMMP), which is a mandatory document that is required for a 30-year period.

4.2 Biodiversity Headline Results

The outcome of the proposed development for habitats, with provision for off-site enhancement results in a gain of 85.93% with a delivery of 0.28 units. The headline results are taken from the Metric¹¹ for the Site and should accompany this report.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.28
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	85.93%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

¹¹ Salley_Street_Statutory_Metric_Macro_Enabled_1.0.4_30.04.2026(V1)

5. Conclusions and Requirements

The BNG Assessment demonstrates the potential to achieve the mandatory 10% biodiversity gain post development. As previously outlined in Section 4 of this report, key requirements for the client to deliver biodiversity gain include:

- Creation of species rich grassland in all areas of retained grassland post development, requiring seed application and a meadow cutting regime to prevent nutrient build up and colonisation of non-desirable species. Domestic grazing is not advised due to the risk of damage and poaching, as has already been recorded at baseline.
- To plant a mix of 8 native trees to compensate for tree loss as identified from historical aerial imagery and to from and to support the mapped action within the Nature Recovery Opportunity Area: *Protect and enhance long-established woodland and old trees and Enhance woodlands, scrub and hedgerows.*

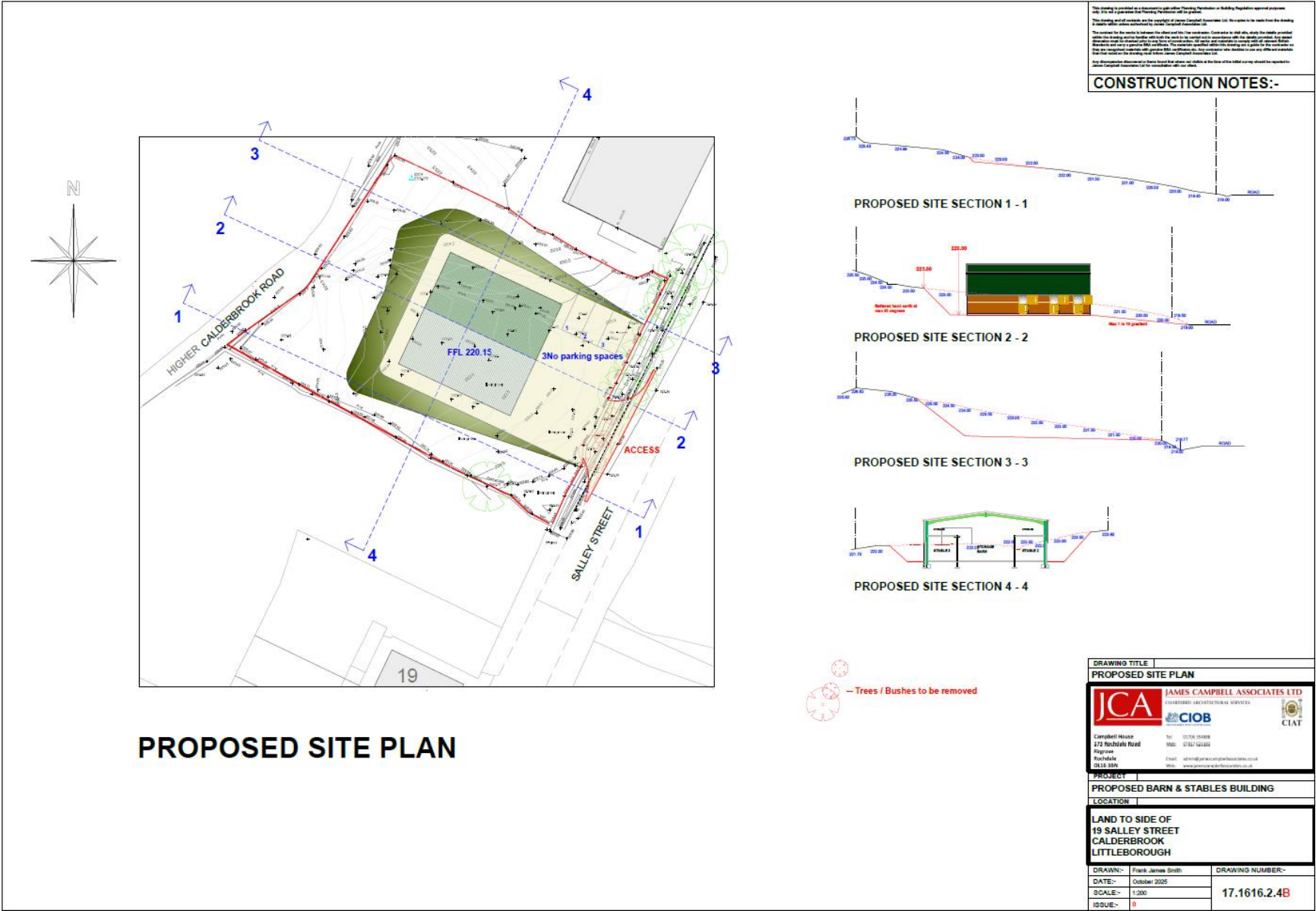
The above habitat creation will require securing with a 30-year Habitat Management and Monitoring Plan (HMMP)¹², typically with a Section 106 agreement to detail how the land will be managed for meeting BNG.

A Biodiversity Net Gain Plan¹³ (post permission document) will also be required to detail how the 10% BNG target is met on the Site.

¹² <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

¹³ <https://www.gov.uk/government/publications/biodiversity-gain-plan>

Appendix A: Figures







Appendix B: Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site. Land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG	Survey date and Surveyor name	20th of April 2026
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	
Grid reference	SD 944 187	Habitat parcel reference	g4 Modified grassland
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Just one fgrass species evident as present, areas of bare ground.
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.	No	
C	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.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	Excessive poaching
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			
Number of criteria passed			
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved */✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes	

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site. Land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG	Survey date and Surveyor name	20th of April 2026
Limitations (if applicable)	None, on-site accessible.	Survey reference (if relating to a wider survey)	
Grid reference	SD 944 187	Habitat parcel reference	g3c6 Lolium-Cynosurus neutral grassland, including an area of 14 Scattered and an artificial 50
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	Species poor and poached by horses. Some soft rush due to drainage from fields at higher elevation.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	Localised low-growing bramble.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	No	Excessive poaching, damaged grassland.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		1	
Condition Assessment Result	Condition Assessment Score	Score Achieved	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	1 pass on D	
Suggested enhancement interventions to improve condition score			
Reduce or remove grazing as is a small grassland.			
Notes			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	On-site. Land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG	Survey date and Surveyor name	20th of April 2026
Limitations (if applicable)	None, site accessible.	Survey reference (if relating to a wider survey)	
Grid reference	SD 944 186	Habitat parcel reference	200 Tree (small rural)
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Self-seeded goat willow.
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).	No	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	3 trees removed, although applied as present following review of historical imagery.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Trees removed on Salley Street, only one small goat willow on south west boundary of site.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		1	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved x/√
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	1 native species.
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

Appendix C: LNRS Areas

