

Biodiversity Net Gain Assessment

The Hexagon Theatre
Queens Walk
Reading
RG1 7QF

January 2024

230374-ED-02c

Limitations and Copyright

TMA has prepared this Report for the sole use of the named Client or their Agents in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of TMA. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by TMA.

Tim Moya Associates standard Limitations of Service apply to this report and all associated work relating to this site. A copy has been supplied with our original quotation and further copies are available on request.

Project	The Hexagon Theatre, Reading
Report Type	Biodiversity Net Gain Assessment
Author	Brooke Waites ACIEEM, Principal Ecologist Version A/B/C: Bradley Collins, Consultant Ecologist
Reviewed by	Bradley Collins, Consultant Ecologist Version A: Simon Thomas, Director of Ecology
Original Report Date	19/12/2023
Updates	Version A: 15.01.2024 – new redline boundary calculations. Version B: 26.02.2024 – landscape plans Version C: 01.03.2024- UKHab Proposed Plan

--	--

CONTENTS PAGE (CLICK TO FOLLOW LINKS)

NON-TECHNICAL SUMMARY	3
1 INTRODUCTION	4
BACKGROUND	4
PURPOSE OF THE REPORT	4
SITE DESCRIPTION AND LOCATION	4
LIMITATIONS	4
RELEVANT PLANNING POLICY	5
THE NATIONAL PLANNING POLICY FRAMEWORK (DLUHC, 2023).....	5
READING BOROUGH LOCAL PLAN NOVEMBER 2019	6
2 METHODOLOGY	8
PRE-DEVELOPMENT HABITAT INFORMATION	8
POST-DEVELOPMENT HABITAT INFORMATION	8
CONDITION ASSESSMENT	8
BIODIVERSITY NET GAIN CALCULATIONS	8
ASSUMPTIONS, LIMITATIONS AND EXCLUSIONS	9
3 THE MITIGATION HIERARCHY	11
AVOID	11
MINIMISE	11
REMEDiate	11
COMPENSATE	11
4 VALUE OF CURRENT HABITATS	12
EXISTING HABITATS	12
5 VALUE OF RETAINED/PROPOSED HABITATS	13
RETAINED HABITAT AREAS	13
TEMPORARILY IMPACTED AREAS	13
NEW PROPOSED HABITAT AREAS	14
6 BIODIVERSITY NET GAIN ESTIMATE - RESULTS	15
HEADLINE RESULTS	15
ASSESSMENT	15
7 ACHIEVING BIODIVERSITY NET GAIN	16
8 OTHER ECOLOGICAL ENHANCEMENTS	17
INTRODUCTION	17
ECOLOGICAL ENHANCEMENTS	17
9 REFERENCES	18
10 APPENDICES	19
APPENDIX 1 - EXISTING HABITAT PLAN	19
APPENDIX 2 – PROPOSED LANDSCAPE PLAN	19
APPENDIX 3 - HABITAT CONDITION ASSESSMENTS	19
APPENDIX 4 - PHOTOGRAPHS	19

NON-TECHNICAL SUMMARY

This report assesses the Biodiversity Net Gain or loss anticipated as a result of the proposed development at The Hexagon Theatre, Reading. The proposed development involves the extension of the current Hexagon Theatre to incorporate a new studio theatre.

The baseline habitat calculations are based on site habitat data collected prior to development-related activities (see report for details). The post-development habitat calculations are based on proposed landscape plans (see report for details).

The Biodiversity Net Gain Assessment relies on a number of assumptions which are detailed within this report. The Biodiversity Metric calculator spreadsheet (Microsoft excel format) contains full details of the calculations and results. As such, the Biodiversity Metric calculator spreadsheet should always accompany this report and vice versa.

Key results:

The development is estimated to result in a Biodiversity Net Gain of **+0.16 biodiversity units (+12.82%)**, compared with the baseline habitats present. This is largely due to the retention of trees and the proposed addition of new areas of green roof.

1 INTRODUCTION

Background

- 1.1 This report has been instructed by Haworth Tompkins.
- 1.2 The proposed development involves the extension of the current Hexagon Theatre to incorporate a new studio theatre.

Purpose of the report

- 1.3 This report assesses the biodiversity value of the existing habitats on site and the proposed changes to the development site. This report provides an overview of the change in Biodiversity Value (Biodiversity Net Gain/Loss) generated by the proposals.

Site description and location

- 1.4 The site itself is dominated by hardstanding and buildings, with a small area of introduced shrub in the west of the site and a non-native hedge to the south-west.
- 1.5 The location of the proposed development site is urban. The site is surrounded by residential and commercial development. The wider area comprises of parkland, trees, and landscaped areas.
- 1.6 The central grid reference for the site is SU 71119 73263. The surveyed site covers approximately 0.55 hectares.

Limitations

- 1.7 As the attributes of the site and its habitats may change over time, this report is broadly considered valid for a duration of **18 months**, after which time it is recommended that an update site assessment is undertaken.
- 1.8 Biodiversity Net Gain assessments and calculations can only provide a proxy measure for the real long-term biodiversity changes that occur on any given site.
- 1.9 This assessment has been produced using the information available at this stage. As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate.

- 1.10 Whilst the Biodiversity Metric tool assesses the numerical losses and gains of habitats affected as part of the development, it does not include certain other important outcomes or benefits which cannot be assessed numerically.
- 1.11 The site was accessed during September 2023, a time when the majority of plant species would be expected to be evident, particularly extensive stands of invasive species such as Japanese knotweed (*Fallopia japonica*) or giant hogweed (*Heracleum mantegazzianum*). Where further botanical or invasive species surveys are considered necessary, these have been recommended within this report.
- 1.12 The grassland habitat to the south of the site was not accessed during the habitat survey as originally it was not within the redline boundary. The grassland has subsequently been assessed using site photos provided. The grassland has been assessed as being 'other neutral grassland' of moderate condition. This categorisation is precautionary so as not to undervalue the habitat. A condition assessment sheet demonstrating justification for the score has been included within Appendix 2. All other areas of the site were fully accessed and assessed for Biodiversity net gain.

Relevant Planning Policy

- 1.13 The National Planning Policy Framework (NPPF, 2023) section 180d states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. NPPF section 185b states that plans should identify and pursue opportunities for securing measurable net gains for biodiversity.

THE NATIONAL PLANNING POLICY FRAMEWORK (DLUHC, 2023)

- 1.14 To protect and enhance biodiversity and geodiversity, plans should:
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. planning

policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

1.15 When determining planning applications, local planning authorities should apply the following principles:

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

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

READING BOROUGH LOCAL PLAN NOVEMBER 2019

1.16 Policy EN12 – Biodiversity and the Green Network

1.17 On all sites, development should not result in a net loss of biodiversity and geodiversity and should provide a net gain for biodiversity wherever possible. Development should:

- Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and
- Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable. In exceptional circumstances where the need for development clearly outweighs

the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or; 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats and should be provided prior to development.

2 METHODOLOGY

Pre-development habitat information

- 2.1 The baseline habitat calculations are based on site habitat data collected during a Preliminary Ecological Assessment Habitat Survey undertaken in September 2023 by Tim Moya Associates. Full details can be found in the separate survey report.
- 2.2 For reference, the pre-development habitat plan is included in Appendix 1 of this report.

Post-development habitat information

- 2.3 The post-development habitat calculations are based on the following supplied plans, showing the proposed development layout and landscaping (at this stage):
- Overview Landscape Plan, JCLA, December 2023 (ref. HX201-JCLA-DR-L-0001)
 - Landscape Plan: Green Roofs, JCLA, January 2024 (ref. HX201-JCLA-DR-L-1004)
- 2.4 Please note, this plan may be superseded or updated without warranting an update of this report, if the changes are insignificant to the impact of the development on biodiversity.

Condition Assessment

- 2.5 Part of the Biodiversity Net Gain Assessment process requires an estimate for the 'condition' of existing habitats, as defined by the Biodiversity Metric Technical Supplement (Panks et al., 2022).
- 2.6 Many of the habitats present within the site, such as hard standing, do not require a specific habitat condition assessment to be completed. Where required, the condition assessments are shown in Appendix 3.

Biodiversity Net Gain calculations

- 2.7 The value of the on-site habitats is calculated using the Statutory Biodiversity Metric calculation tool (Natural England, 2023). Once the biodiversity value of the baseline and proposed habitats is calculated, this tool is then used to measure the anticipated overall Biodiversity Net Gain or loss of the proposed development.

- 2.8 The value for biodiversity of a habitat is measured using 'biodiversity units'. These are calculated based on the type of habitat (based on the UK Habitat Classification ("UKHab")) and the size and condition of each habitat parcel. The metric also considers whether the habitat and/or its location is identified locally, typically in a relevant policy or plan, as being of strategic significance for nature.
- 2.9 Habitats which are to be created, restored or enhanced during the development are calculated with additional consideration given for 'risk'. The risk components of this include the difficulty of creating or restoring the habitat and the risk associated with the length of time it takes for a habitat to establish. This means that if a high-quality habitat is removed from the site and re-established elsewhere on the site, it is likely to result in a biodiversity net loss due to the length of time it will take to establish the new habitat and the risk that the habitat will never fully establish.

Assumptions, Limitations and Exclusions

- 2.10 Due to the predictive nature of Biodiversity Net Gain estimates, it is always necessary to make certain assumptions and judgements about the habitats present within the site currently and the land-use types and habitats that will be present within and around the developed site. Such assumptions and judgements are detailed below.
- 2.11 The calculations do not take into account areas outside the site footprint, which are assumed not to be affected by the development. If areas outside the footprint are to be affected, they should also be taken into account in the calculations.
- 2.12 Introduced shrub habitat has been used to classify the area to the west of the site. The introduced shrub habitat is linear however does not fit in to the category of hedgerow due to being over 10 metres wide.

Strategic Significance

- 2.13 A local nature recovery strategy (LNRS) has not been produced by Reading Borough Council at this stage as such, all pre-existing habitats have been classified as 'Area/compensation not in local strategy/ no local strategy' due to their extremely limited ecological value and urban location.
- 2.14 The exception to this is the trees and the proposed biodiverse roofs which have been classified as 'Location ecologically desirable but not in local strategy' due to their ecological value within the urban landscape.

Limitations

- 2.15 Biodiversity Net Gain estimates have various limitations as covered within this report. The following limitations are notable with respect to the accuracy of figures produced from the Biodiversity Metric calculator:
- 2.16 The Habitat Survey can only provide a snapshot of habitat classifications present at the time of the survey. Some habitats may be in a process of change, including natural succession of habitats or areas under sporadic management or clearance.

3 THE MITIGATION HIERARCHY

- 3.1 The NPPF paragraph 186a requires that the mitigation hierarchy has been implemented to avoid, mitigate or compensate for significant harm to biodiversity resulting from a development.
- 3.2 This principle is also integral to *Biodiversity Net Gain – Good Practice Principles for Development* (CIEEM, 2019).

Avoid

- 3.3 Impacts on key ecological features within the site have been avoided as follows:
- 3.4 Trees within the site will be retained and protected throughout the development.

Minimise

- 3.5 The impact of the development has been minimised by ensuring the proposed works are due to be undertaken in areas of hardstanding and little ecological value.
- 3.6 The grassland to the south of the site is being used to store containers. It has been confirmed that the grassland will be temporarily lost but restored to its current condition within 2 years. This allows the habitat to be classified as retained within the metric.

Remediate

- 3.7 There are no notable habitats due to be damaged and then restored.

Compensate

- 3.8 The proposed development does not result in the loss of habitats which require compensation. However, the proposed development will result in an increase of green space within the site through the provision of biodiverse roofs.

4 VALUE OF CURRENT HABITATS

Existing Habitats

Table 1. Value of existing on-site habitats

Broad Habitat	Habitat Type	Area (ha)	Condition	Biodiversity units
Urban	Developed land; sealed surface	0.42	N/A - Other	0.00
Urban	Artificial unsealed surface	0.0161	N/A - Other	0.00
Urban	Introduced shrub	0.024	Condition assessment N/A	0.05
Urban	Urban Tree	0.0489	Moderate	0.43
Grassland	Other neutral grassland	0.092	Moderate	0.74
	TOTAL	0.55 (trees not included)		1.21

- 4.1 Further habitat descriptions are included in the Preliminary Ecological Appraisal.
- 4.2 In the table above, trees are not included in the overall site area as they occupy a separate plane overlapping other habitat types.

5 VALUE OF RETAINED/PROPOSED HABITATS

Retained habitat areas

- 5.1 The following habitats are due to be retained and protected within the proposed development.

Table 2. Value of retained habitats.

Broad Habitat	Habitat Type	Area (ha)	Condition	Biodiversity units
Urban	Developed land; sealed surface	0.4	N/A - Other	0.00
Urban	Urban Trees	0.0489	Moderate	0.43
Urban	Introduced Shrubs	0.02	Condition assessment N/A	0.04
	TOTAL	0.4 (trees not included)		0.47

- 5.2 In the table above, trees are not included in the overall site area as they occupy a separate plane overlapping other habitat types.

Temporarily impacted areas.

- 5.3 The following habitats are due to be temporarily impacted during the development.
- 5.4 Containers are to be placed over the 'other neutral grassland' habitat. It has been confirmed that this will not last over 2 years and that the habitat will be restored to how it was prior to impact within the 2 years. Therefore, the habitat falls under a retained habitat within the metric.

Table 3. Value of temporary impacted habitats – retained.

Broad Habitat	Habitat Type	Area (ha)	Condition	Biodiversity units
Grassland	Other neutral grassland	0.092	Moderate	0.74
	TOTAL	0.092		0.74

New proposed habitat areas

- 5.5 The table below details habitats due to be created as part of the proposed development.

Table 4. Value of proposed new habitats

Broad Habitat	Habitat Type	Area (ha)	Condition	Biodiversity units
Urban	Biodiverse green roof	0.0028	Moderate	0.01
Urban	Biodiverse green roof	0.0243	Moderate	0.12
Urban	Biodiverse green roof	0.0053	Poor	0.02
Urban	Introduced Shrub	0.005	Condition Assessment N/A	0.01
Urban	Ground Level Planters	0.0027	Condition Assessment N/A	0.01
	TOTAL	0.04		0.16

6 BIODIVERSITY NET GAIN ESTIMATE - RESULTS

Headline Results

- 6.1 The Biodiversity Metric calculator spreadsheet (Microsoft excel format) prepared for the proposed development contains full details of the calculations and results. As such, the Biodiversity Metric calculator spreadsheet should always accompany this report and vice versa. The figures given below provide an overview of key results only.

Table 5. Headline results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.16
	<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>Habitat units</i>	12.82%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Assessment

- 6.2 As shown above, the Biodiversity Metric calculator concludes that the development is due to result in a **12.82% gain** in biodiversity units compared with the existing site prior to development activities. As can be seen in the tables in sections 4 and 5 above, this is largely due to the proposed biodiverse roofs and retention of trees within the site.

7 ACHIEVING BIODIVERSITY NET GAIN

- 7.1 In order to achieve the biodiversity net gain selected criteria must be met. It assumed the following criteria will be met below for the selected habitats.

Table 6. Criteria required to meet desired conditions.

Habitat and targeted Condition	Criteria
Biodiverse Green Roofs	To maximise the condition score assigned to biodiverse green roofs they should met the following criteria: • Varied soil depth of 80 – 150 mm • At least 50% is at 150 mm • Planted and seeded with native wildflowers or is pre-prepared with wildflowers. • To achieve Good condition some additional habitat, such as sand piles, stones, logs etc should be included.

8 OTHER ECOLOGICAL ENHANCEMENTS

Introduction

- 8.1 Assessment of the Biodiversity Impact of a development proposal comprises two aspects. The Defra/Natural England Biodiversity Metric Calculation Tool is used to give a quantitative analysis of the habitats present before and after the development and related activities are undertaken. This gives numerical figures for the losses and gains of the habitat types present, expressed in biodiversity units. As well as this, consideration should be given to qualitative aspects which are not incorporated into the calculator. Such elements may play an important role in the 'functional' ecological value of the site, for instance in supporting the conservation of notable species known to be present locally, or in supplementing off-site habitats in ways not expressed in the Biodiversity Metric.

Ecological Enhancements

- 8.2 The Preliminary Ecological Appraisal (TMA ref. 230374-ED-01) makes recommendations for enhancement measures that may be included within the site, including the following:
- Bird boxes
 - Log piles placed on biodiverse roofs.
 - Invertebrate box
 - Wildlife-friendly planting
- 8.3 The majority of these features are not taken into account in the Biodiversity Metric, although their inclusion within the proposed development adds to the biodiversity value of the site.

9 REFERENCES

- Baker, J., Hoskin, R. & Butterworth, T. (2019). Biodiversity net gain. Good practice principles for development. CIRIA.
- British Standards Institution (2013). BS42020 – Biodiversity – Code of practice for planning and development.
- Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023). The UK Habitat Classification User Manual Version 2 at <http://www.ukhab.org/>
- CIEEM (2019). Biodiversity net gain. Good practice principles for development.
- Department for Environment Food and Rural Affairs (2019). Net gain. Summary of responses and government responses.
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey. A technique for environmental audit.
- Department for Levelling Up, Housing and Communities (2023). National Planning Policy Framework.
- Department for Environment Food and Rural Affairs 2023. Statutory Biodiversity Metric: Auditing and accounting for biodiversity – User Guide.
- Royal Horticultural Society (no date). Plants for Pollinators – Garden Plants. rhs.org.uk/plantsforpollinators

10 APPENDICES

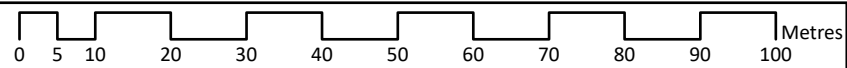
Appendix 1 - Existing Habitat Plan

Appendix 2 – Proposed Landscape Plan

Appendix 3 - Habitat Condition Assessments

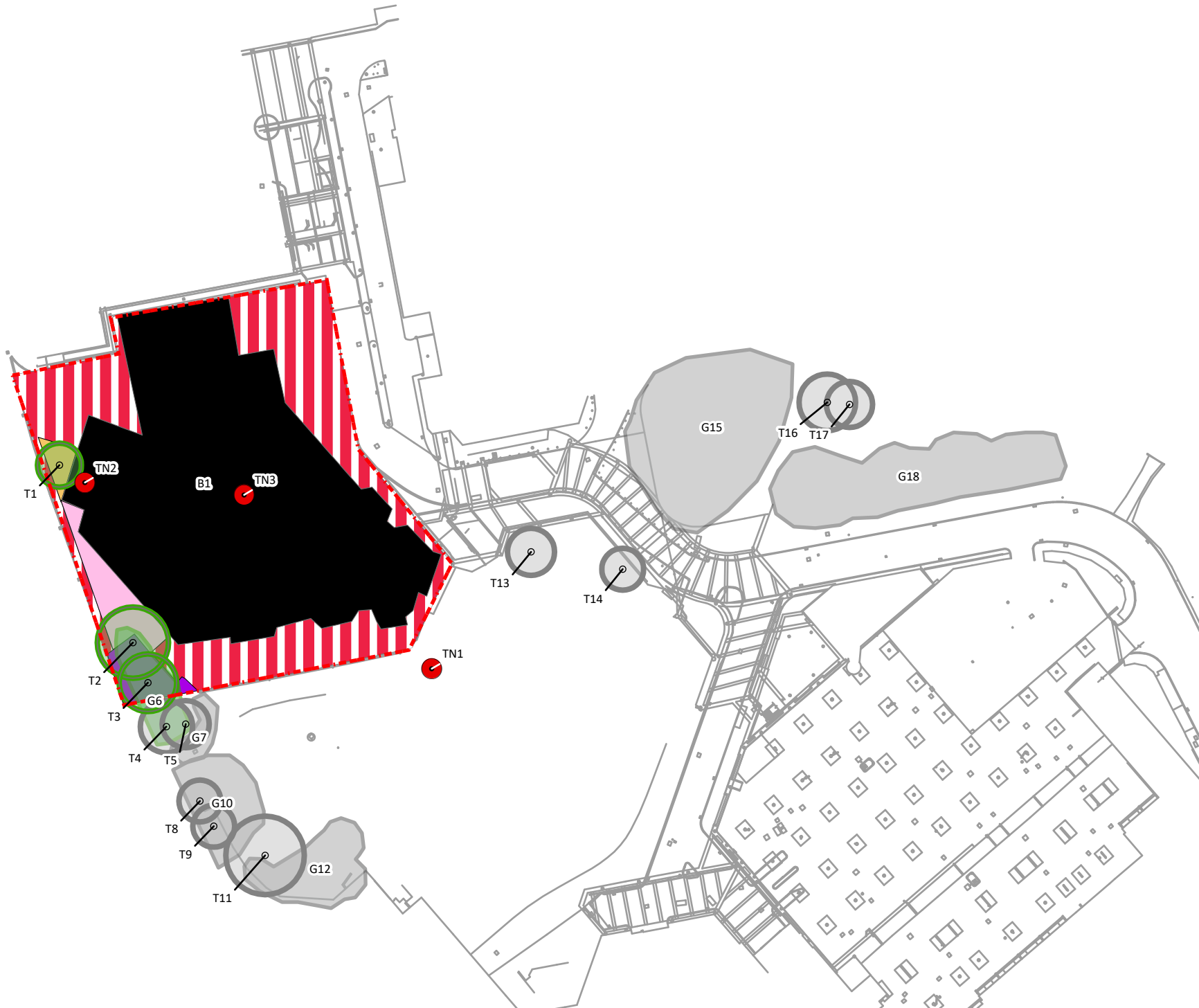
Appendix 4 - Photographs

Appendix 1 - Existing Habitat Plan



Legend

- Site Boundary
- Target Note
- u1b - developed land, sealed surface
- 190 - Hedgerow with trees
- 1160 - Introduced shrub
- 1231 - Permeable paving
- Building
- Tree/Tree Group Bat Potential**
 - Moderate/High Roost Potential or Confirmed Roost
 - Low potential
 - Negligible potential; N - Negligible potential
 - Not Assessed



Title:		
Habitat Plan		
Client:		
Haworth Tompkins		
Project:		
The Hexagon Theatre		
Date	Drawn by	Authorised
22/09/2023	JCF	BW
Drawing No	Rev	Scale
230374-EC-01	-	1:1,000



The Barn, FelthamesPark, Chalk Lane, Harlow, Essex CM17 0PF

0845 094 3268 | info@tma-consultants.co.uk

www.timmoayaassociates.co.uk

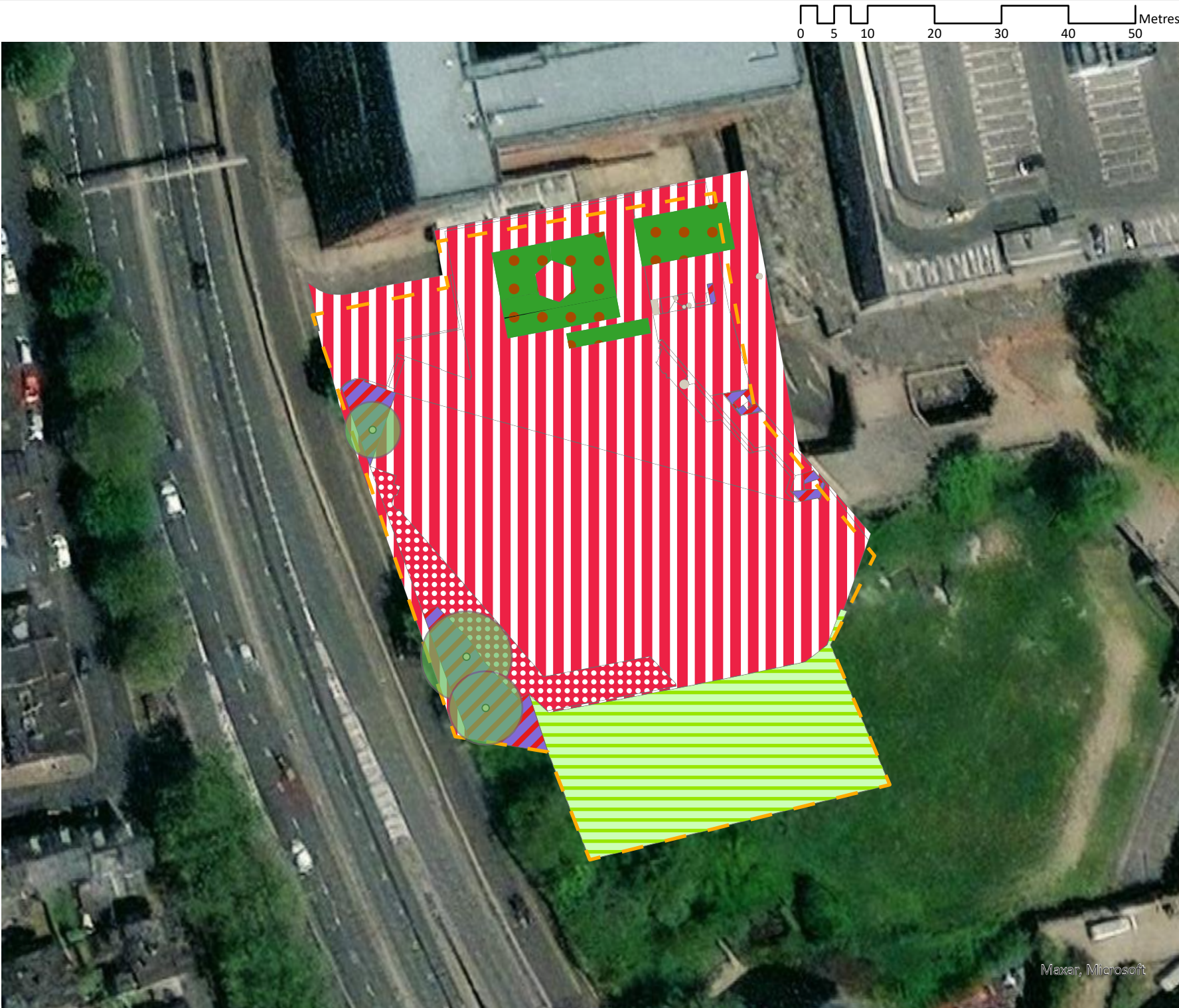
arboriculture ecology landscape innovation

Target Note Schedule

Target notes

Object ID	Type	Notes and findings
TN1	Invasive plant species	Buddleia present in grassland to the south of the site (outside boundary).
TN2	Bird evidence	Pigeons present on lower level flat roof areas. No evidence of nesting at the time, but likely nest within the site during the main nesting season where the flat roofs are sheltered by the main structure.
TN3	Miscellaneous target note	Main area of flat roof not safely accessible, the external areas of the roof was viewed from hatch only.

Appendix 2 – Proposed Landscape Plans



Legend

- Site Boundary
- Trees
- Other Neutral Grassland
- Developed land; sealed surface
- Artificial unvegetated, unsealed surface
- Ground level planters
- Introduced Shrub
- Biodiverse green roof



Title:		
BNG Proposed Plan		
Client:		
Haworth Tompkins		
Project:		
The Hexagon Theatre		
Date	Drawn by	Authorised
01/03/2024	JCF	BC
Drawing No	Rev	Scale
230374-EC-02	-	1:750



The Barn, FeltmoresPark, Chalk Lane, Harlow, Essex CM17 0PF
0845 094 3268 | info@tma-consultants.co.uk
www.timmoayaassociates.co.uk

arboriculture ecology landscape innovation

Appendix 3 - Habitat Condition
Assessments

Habitat: Urban Trees Notes: Due to the similarities between the 3 trees on site the condition assessment has been combined into one table for ease.		
Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	No
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).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes
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
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.	Yes
Total number of criteria met:		4
Condition:		Moderate

Habitat: Grassland (Medium to Very High) Notes: This area was assessed using imagery provided by the client.			
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 suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Previously managed grassland left to grow for a number of years untouched.
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.	Yes	Varied Sward height across the site.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	Limited bare ground.
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	Limited bramble and no bracken.
E	Combined cover of species indicative of suboptimal condition 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 (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No	Previous management and over 5% Common Nettles.

F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Does not meet. Heavily disturbed and it's assumed that there are not 10 or more vascular species per m2.
Total number of criteria met:		4	
Condition:		Moderate	

Appendix 4 - Photographs

Photo 1 – Building overall 	Photo 2 – Site overall 
Photo 3 – Grasscrete and building within the site. 	Photo 4 – Grassland to south of site with bramble encroachment. 
Photo 5 – Client photo: Grassland to south of site. 	Photo 6 – Client Photo: Hard standing and grassland to south of site. 



TIM MOYA ASSOCIATES

arboriculture ecology landscape innovation

The Barn, FeltimoresPark, Chalk Lane, Harlow, Essex CM17 0PF

0845 094 3268 | info@tma-consultants.co.uk | www.timmoyaassociates.co.uk

Tim Moya Associates is a trading name of Tim Moya Tree Services Ltd. Company Reg No. 3028475