

Edith Key and Barabara Hepworth Sites, University of Huddersfield



Biodiversity Net Gain Assessment

Report Ref. ER-8129-01

16/12/2024

Iain Bath Planning Ltd

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Introduction

1. Brooks Ecological Ltd was commissioned by Iain Bath Planning Ltd to carry out a Biodiversity Net Gain (BNG) Assessment on two parcels of blue-line land associated with the developed of the Health and Wellbeing Academy at Southgate, Huddersfield. It is proposed that this blue-line land is used for Biodiversity offsetting.
2. The assessment applies to the parcels of land shown in Figure 1 opposite and Figure 2 below.
3. The assessment is informed by a Preliminary Ecological Appraisal Survey of Phase 1 of the development Site, detailed in our report ER-5235-01 and ER-5235-03a. Based on the habitats identified in these reports, the development area (red-line land) was assessed as having a baseline score of 1.33 Habitat Units (see report and below for more details).
4. An assessment of the baseline value of the blue-line parcels in relation to BNG was carried out by Brooks Ecological on 5th December 2024. To conform with planning condition 19 of the Southgate development (Application No. 2021/60/91544/W), the BNG assessment has been carried out using Biodiversity Metric 2.0, as this was the most up-to-date version of the Metric at the time of the original application.
5. Biodiversity Accounting metrics are used to quantify the value of a site in Biodiversity Units. This helps in assessing the ecological impacts of the proposed development and can help to inform avoidance, or on-Site mitigation levels required; or as a last resort can translate to a direct monetary value where compensation (off-Site) is required.
6. For the purposes of metric calculations, the Site area has been measured using GIS against the provided blue-line boundary as 0.19ha.
7. Our assessment has made use of the Biodiversity Metric 2.0 Calculation Tool, and extracts from this have been used throughout the report. The full spreadsheet has been provided digitally as file BM-8129-01.

Figure 1 Extent of BNG assessment (Edith Key Site, blue line boundary).



Figure 2 Extent of BNG assessment (Barbara Hepworth, blue line boundary).



Pre-development baseline (on-site)

Habitats Identified

8. Habitats present on-Site are outlined in Table 1, opposite. These are shown in relation to location and extent in Figure 3 overleaf.

Condition Assessment

9. Habitat condition has been assessed as part of the Preliminary Ecological Appraisal of the Site, full details are available in ER-5235-01 and ER-5235-03a.

Strategic Significance

10. None of the habitats on-Site fall within or close to the WHN, and so all are mapped as 'area/compensation not in local strategy/ no local strategy'.

Irreplaceable habitat

11. Irreplaceable habitats have not been found on Site.

Habitat Degradation¹

12. No habitat degradation was considered to have taken place on-Site.

Biodiversity Metric

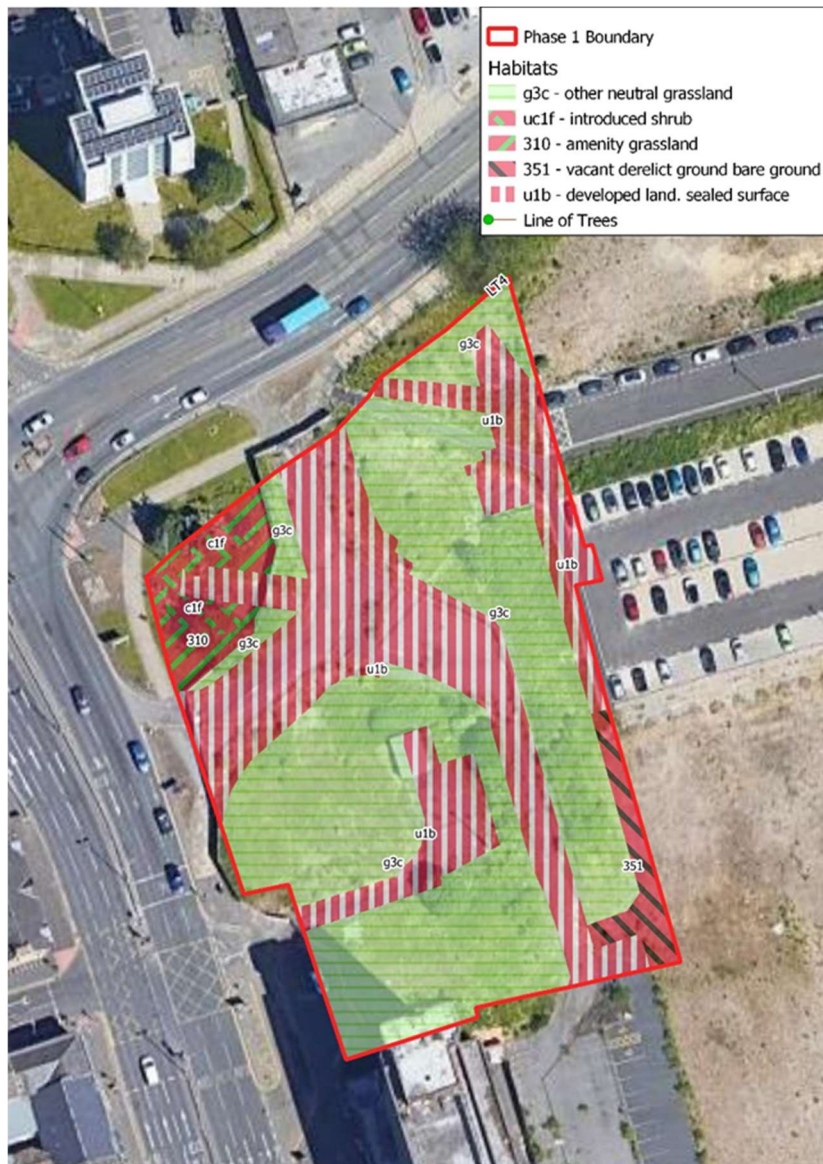
13. Habitat types, conditions, and areas have been entered into the Biodiversity Metric 2.0 Calculation Tool, alongside information on their strategic significance.

Table 1 Habitat Types.

Habitat	Label ref.	Irreplaceable?	Distinctiveness	Condition
Other Neutral Grassland	G3c	No	Medium	Poor
Introduced Shrub	Uc1f	No	Low	N/A
Amenity Grassland	310	No	Low	Poor
Vacant/Derelict land/Bare ground	351	No	Low	Poor
Developed land; sealed surface	U1b	No	Very low	N/A
Line of Trees	LT4	No	Low	Poor

¹ See [Appendices](#) for further information on degradation.

Figure 3 The Site's habitats assigned to types used in the Biodiversity Metric.



Pre-development baseline (off-site)

Habitats Identified

14. Habitats present on-Site are outlined in Tables 2 and 3, opposite. These are shown in relation to location and extent in Figures 4 and 5 overleaf.

Condition Assessment

15. Habitat condition has been assessed as part of the Preliminary Ecological Appraisal of the Site.
16. Information on habitat type and condition assessments is provided in Appendix 1 of this report.

Strategic Significance

17. None of the habitats on-Site fall within or close to the WHN, and so all are mapped as 'area/compensation not in local strategy/ no local strategy'.

Irreplaceable habitat

18. Irreplaceable habitats have not been found on Site.

Habitat Degradation²

19. Buildings have been removed from the Edith Key Site recently, leaving behind the Site in its current condition. Whilst the habitats have been modified, this is not considered to be a deliberate degradation of the Site.
20. No degradation appears to have occurred at the Barabara Hepworth Site.

Biodiversity Metric

21. Habitat types, conditions, and areas have been entered into the Biodiversity Metric 2.0 Calculation

Tool, alongside information on their strategic significance.

22. The Biodiversity Metric 2.0 Calculation Tool is provided alongside this assessment, in Excel spreadsheet BM-8129-01, and may be useful in investigating design options for the Site.

Table 2 Habitat Types – Edith Key Site.

Habitat	Label ref.	Irreplaceable?	Distinctiveness	Condition
Artificial unvegetated, unsealed surface	U1	No	Very Low	N/A
Introduced Shrub	U2	No	Low	N/A
Street Tree	T1, T2	No	Medium	N/A

Table 3 Habitat Types –Barabar Hepworth Site.

Habitat	Label ref.	Irreplaceable?	Distinctiveness	Condition
Modified Grassland	G1, G2 and G3	No	Low	Poor
Developed land; sealed surface	U1	No	Very Low	N/A
Artificial unvegetated, unsealed surface	U2 and U3	No	Very Low	N/A

² See [Appendices](#) for further information on degradation.

Figure 4 The Edith Key Site's habitats assigned to types used in the Biodiversity Metric.

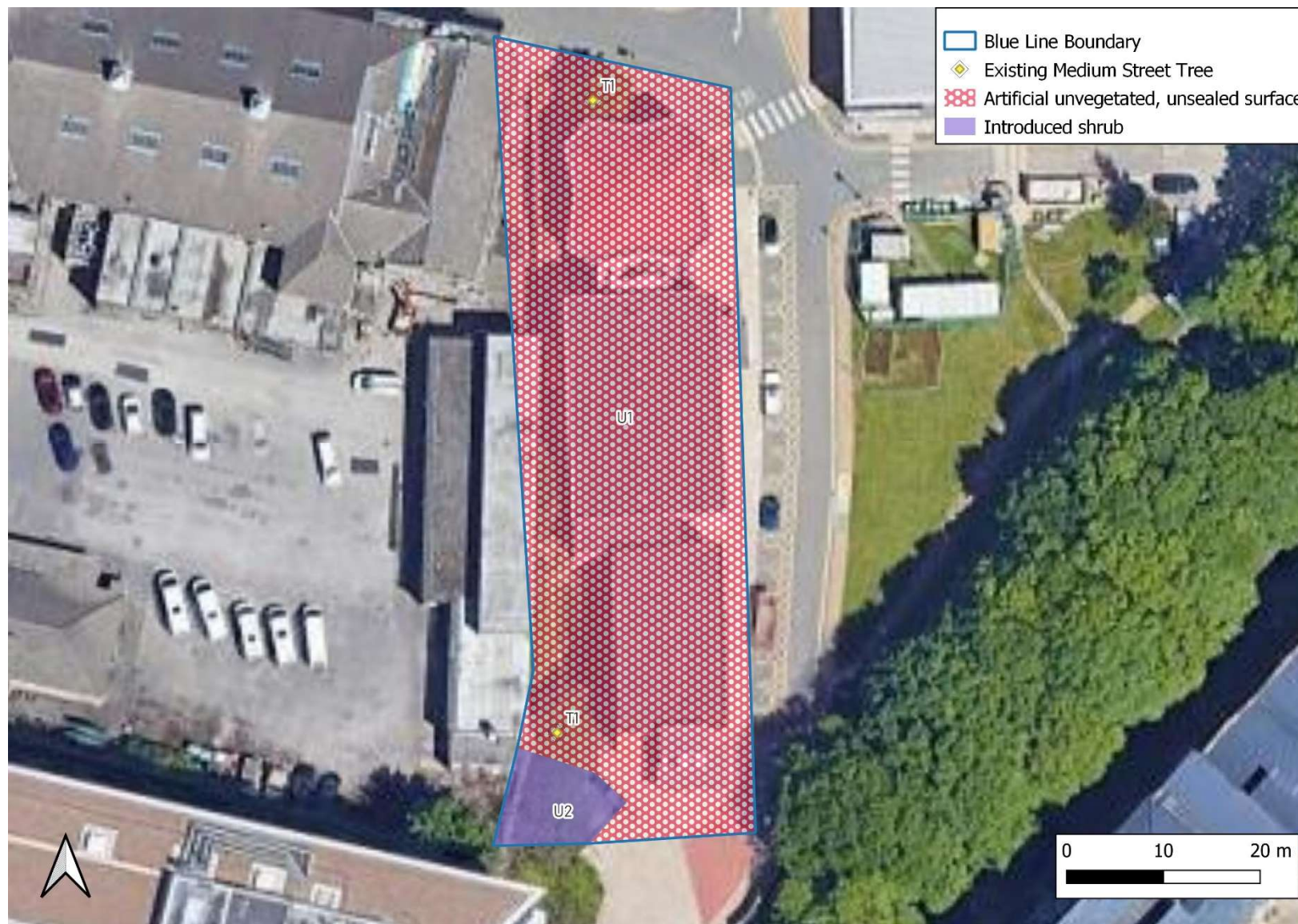


Figure 5 The Barbara Hepworth Site’s habitats assigned to types used in the Biodiversity Metric.



Trading Rules

23. As part of delivering a Net Gain for biodiversity, the BNG process requires that trading rules are complied with, such that loss of habitats is compensated for in a like-for-like or like-for-better fashion. This is based on habitat distinctiveness.
24. Once trading rules are complied with, the 'gain' component can come from any distinctiveness category.

Habitat Unit Score (On-Site)

25. The red-line land has been assessed as having a baseline score of 1.33 Habitat Units. These break down as shown in Table 4, below.

Table 4 Habitat Units broken down by distinctiveness at this Site.

Distinctiveness	Units	Approach to compensation if lost
Very Low	0	No compensation required.
Low	0.09	Can be replaced with <u>any</u> habitat of the same distinctiveness (low) or any habitat from a higher distinctiveness (Medium, High or Very High)
Medium	1.24	<u>Can not</u> be replaced with habitats from a lower distinctiveness. Compensation needs to be like for like, or like for better. This means it can only be replaced by habitat from the same broad categories in Medium distinctiveness (in this case, Grassland), or any habitat from a higher distinctiveness category (High or Very High).
High	0	Can only be replaced with the same habitat.
Very High	0	Can only be replaced with the same habitat; bespoke compensation required.
Irreplaceable	0	Bespoke compensation required, outside of BNG.

Hedgerow Unit Score (On-Site)

26. The red-line land has been assessed as having a baseline score of 0.014 Hedgerow Units. These break down as shown in Table 5, below.

Table 5 Habitat Units broken down by distinctiveness at this Site.

Distinctiveness	Units	Approach to compensation if lost
Very Low	0	Can be replaced with any hedgerow of the same or higher distinctiveness.
Low	0.014	Can be replaced with any hedgerow of the same or higher distinctiveness.
Medium	0	Can be replaced with any hedgerow of the same or higher distinctiveness.
High	0	Can be replaced with the same hedgerow type, or one of Very High distinctiveness.
Very High	0	Can only be replaced with the same hedgerow type.

Habitat Unit Score (Edith Key Site)

27. The Edith Key blue-line land has been assessed as having a baseline score of 0.15 Habitat Units. These break down as shown in Table 6, below.

Table 6 Habitat Units broken down by distinctiveness at this Site.

Distinctiveness	Units	Approach to compensation if lost
Very Low	0	No compensation required.
Low	0.15	Can be replaced with <u>any</u> habitat of the same distinctiveness (low) or any habitat from a higher distinctiveness (Medium, High or Very High)
Medium	0	<u>Can not</u> be replaced with habitats from a lower distinctiveness. Compensation needs to be like for like, or like for better. This means it can only be replaced by habitat from the same broad categories in Medium distinctiveness, or any habitat from a higher distinctiveness category (High or Very High).
High	0	Can only be replaced with the same habitat.
Very High	0	Can only be replaced with the same habitat; bespoke compensation required.
Irreplaceable	0	Bespoke compensation required, outside of BNG.

Habitat Unit Score (Barbara Hepworth Site)

28. The Barbara Hepworth blue-line land has been assessed as having a baseline score of 0.06 Habitat Units. These break down as shown in Table 7, below.

Table 7 Habitat Units broken down by distinctiveness at this Site.

Distinctiveness	Units	Approach to compensation if lost
Very Low	0	No compensation required.
Low	0.06	Can be replaced with <u>any</u> habitat of the same distinctiveness (low) or any habitat from a higher distinctiveness (Medium, High or Very High)
Medium	0	<u>Can not</u> be replaced with habitats from a lower distinctiveness. Compensation needs to be like for like, or like for better. This means it can only be replaced by habitat from the same broad categories in Medium distinctiveness, or any habitat from a higher distinctiveness category (High or Very High).
High	0	Can only be replaced with the same habitat.
Very High	0	Can only be replaced with the same habitat; bespoke compensation required.
Irreplaceable	0	Bespoke compensation required, outside of BNG.

Post-development value³

29. This section calculates the Biodiversity Unit value of the post-development Site and quantifies any gain or shortfall in Units.

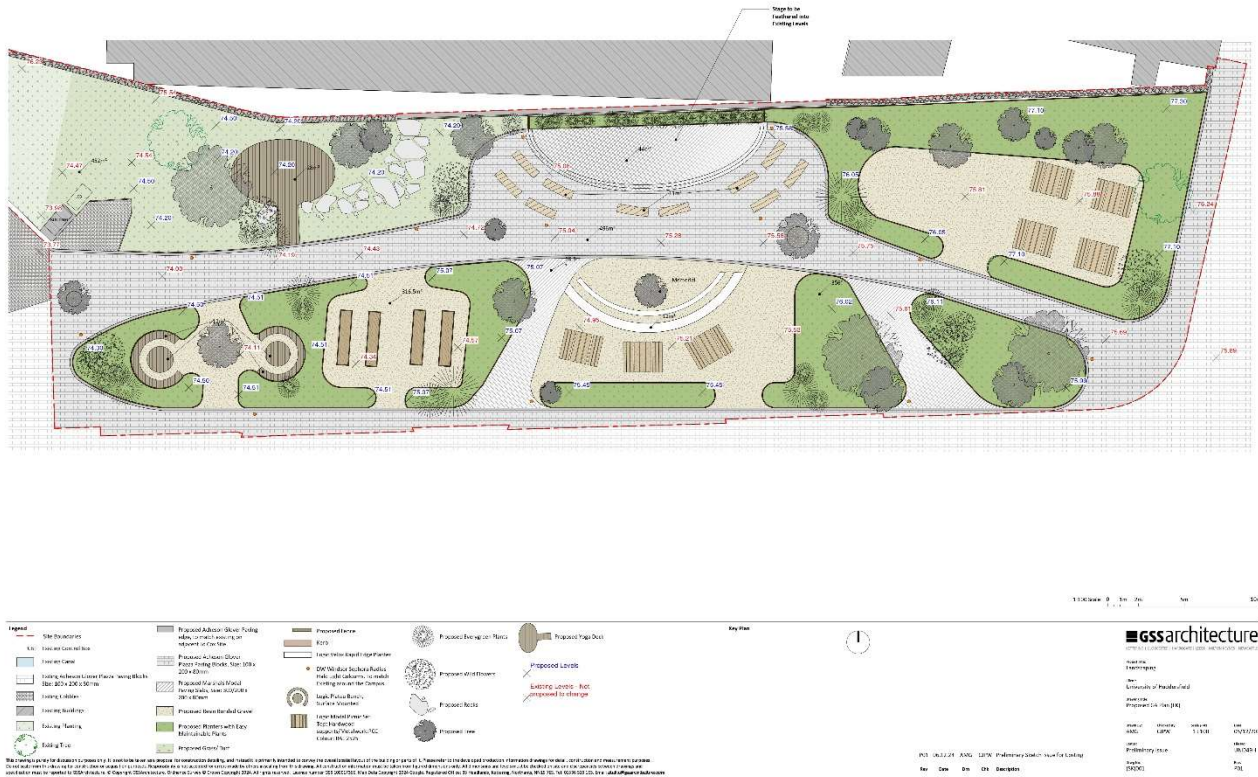
Proposed habitats

30. Habitats present off-Site post-development have been based on the Proposed GA Plan (EK) (Figure 6, opposite) dwg. (SK)001 rev. P01 (GSS Architecture, December 2024) and the Proposed GA Plan (BH) (Figure 7 overleaf) dwg. UNI049H-GSS-A-(SK)002 rev. P01 (GSS Architecture, December 2024).
31. Planting types specified in the Landscape Masterplan have been assigned a UK Habitat Classification description that best fits the target habitat.
32. Habitats assigned are shown in Figures 9 and 10 overleaf.

Condition assessment

33. The condition assessment for each proposed habitat is based on what is realistic and achievable for the Site, based on the Landscape Masterplan.
34. Achieving these conditions scores may be reliant on specific, ecologically-driven management recommendations. These can be outlined in a Biodiversity Enhancement and Management Plan (BEMP) or similar.

Figure 6 Proposed GA Plan (EK) dwg. (SK)001 rev. P01 (GSS Architecture, December 2024).



³ Please see assumptions section at end of report

There are a number of alternative publication models, but the primary one takes the form of an open access journal, and is based on the transformation of the journal from a subscription-based model to a free access model. The primary model is the "gold" model, which is based on the transformation of the journal from a subscription-based model to a free access model. The primary model is the "gold" model, which is based on the transformation of the journal from a subscription-based model to a free access model.



Post-development habitats (on-site)

Habitat Score

35. The red-line Site has been assessed as having a post-development score of 0.50 Habitat Units.
36. This score is based on our interpretation of the Landscape Masterplan, as shown in Figure 8 opposite.
37. Calculations for the change in Habitat Units have been based on the entirety of the Site being cleared of existing habitats and land reprofiled, which results in the loss of all Habitat and Hedgerow Units present pre-development.
38. Buildings, roads and paths have mapped as *developed land; sealed surface*.
39. Areas shown as grass have been mapped as *modified grassland*, based on the seeding mixed proposed.
40. Small areas planted with shrub species have been mapped as *introduced shrub* with new trees being classed as *small street trees*.
41. Distinct, self-contained planters have been mapped as *ground level planters*.

Figure 8 Post-development habitats.



Post-development habitats (Edith Key Site)

Habitat Score

42. The blue-line Site has been assessed as having a post-development score of 0.38 Habitat Units.
43. This score is based on our interpretation of the Landscape Masterplan, as shown in Figure 9 opposite.
44. Calculations for the change in Habitat Units have been based on most of the Site being cleared of existing habitats and land reprofiled, with a small section of introduced shrub retained, which results in the loss of 0.01 Habitat Units present pre-development.
45. Post-development calculations include Habitat Units gained through the creation of small areas of amenity grassland, new areas of introduced shrub and new street trees. That two existing trees currently present will also be retained.
46. Footpaths through the Site have all been mapped as *developed land; sealed surface*, which contribute no Habitat Units to the post-development score.
47. The loss of very low distinctiveness *artificial unvegetated, unsealed surface* and low distinctiveness *introduced shrub* habitats, is compensated for by the creation of new habitats within the blue-line boundary (*modified grassland, street trees and introduced shrub*). This means that the trading rule is satisfied for the blue-line habitats. Explanation of this and the implications in terms of Units required is set out overleaf.

Figure 9 Post-development habitats.

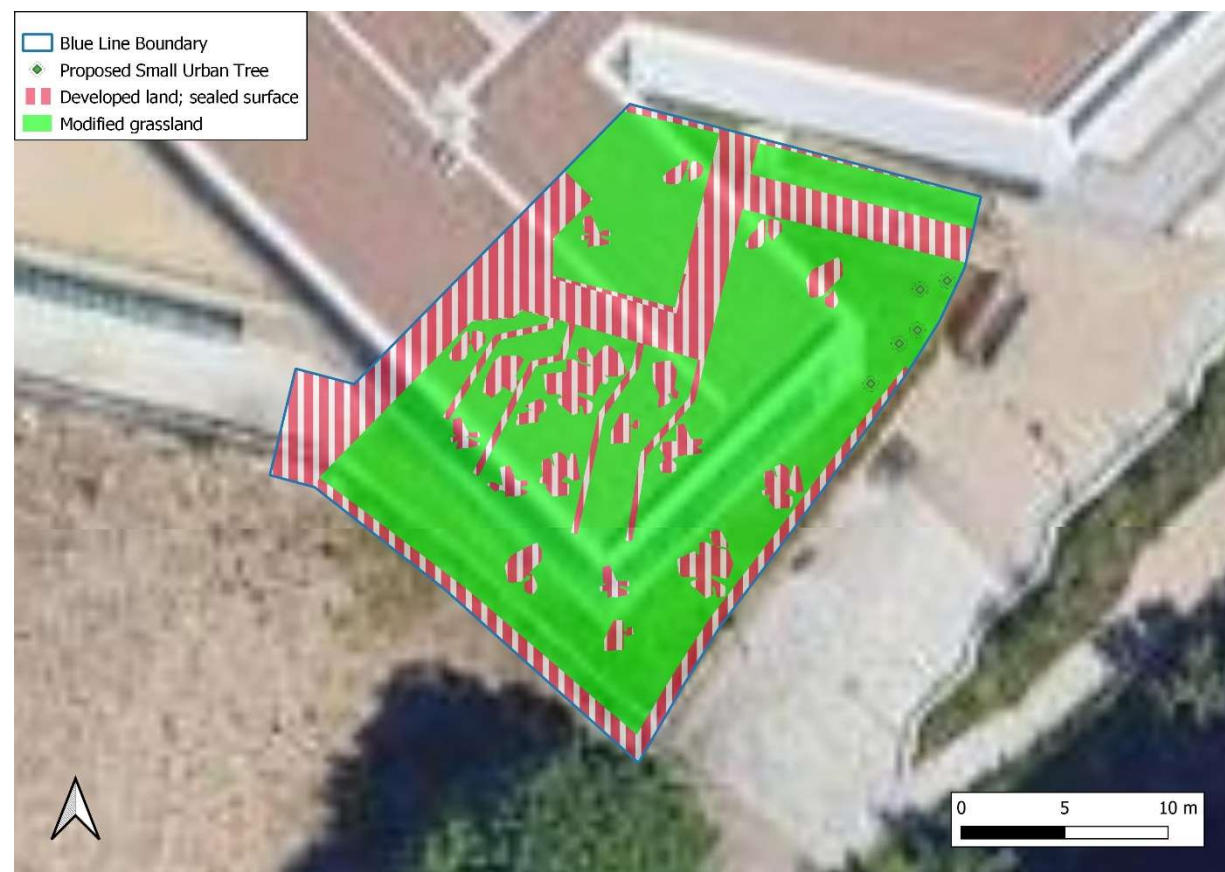


Post-development habitats (Barbara Hepworth Site)

Habitat Score

48. The blue-line Site has been assessed as having a post-development score of 0.104 Habitat Units.
49. This score is based on our interpretation of the Landscape Masterplan, as shown in Figure 10 opposite.
50. Calculations for the change in Habitat Units have been based on the land being reprofiled, but with the majority of the modified grassland being retained, with only 0.01 Habitat Units lost.
51. Post-development calculations include Habitat Units gained through the creation of five new small street trees, accounting for 0.03 new Habitat Units.
52. Footpaths/stairways, as well as rocks used as part of the landscaping through the Site have all been mapped as *developed land; sealed surface*, which contribute no Habitat Units to the post-development score.
53. The loss of very low distinctiveness *artificial unvegetated, unsealed surface* is compensated for by the creation of new habitats within the blue-line boundary (*modified grassland* and *street trees*). This means that the trading rule is satisfied for the blue-line habitats. Explanation of this and the implications in terms of Units required is set out overleaf.

Figure 10 Post-development habitats.



Change in Unit Value

54. The Biodiversity Metric 2.0 has been used to calculate the net unit change for Phase 1 of the Southgate Site, plus the proposals at the Edith Key and Barbara Hepworth sites.
55. Within the red-line boundary, a loss of 0.83 Habitat Units and 0.01 Hedgerow Units is predicted.
56. Within the blue-line boundaries, a gain of 0.23 Habitat Units is predicted at the Edith Key site and a gain of 0.044 Habitat Units is predicted at the Barbara Hepworth site.
57. This equated to an overall net loss of 0.55 Habitat Units (-41.50%) and a loss of 0.01 Hedgerow Units (100%).
58. A copy of the Biodiversity Metric 2.0 Calculation Tool Excel spreadsheet (ref. BM-8129-01) has been provided with this report and should be submitted digitally as part of the application.

Figure 11 Biodiversity Metric Summary.

On-site baseline	Habitat units	1.33
	Hedgerow units	0.01
	River units	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.50
	Hedgerow units	0.00
	River units	0.00
Off-site baseline	Habitat units	0.21
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.49
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	Habitat units	-0.55
	Hedgerow units	-0.01
	River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	Habitat units	-41.50%
	Hedgerow units	-100.00%
	River units	0.00%

References

Chartered Institute of Ecology and Environmental Management (CIEEM). 2019. *Advice note: on the lifespan of ecological reports and surveys*. Winchester: Chartered Institute of Ecology and Environmental Management. [Online]. Available from: <https://cieem.net/resource/advice-note-on-the-lifespan-of-ecological-reports-and-surveys/>

Department for Levelling Up, Housing and Communities. 2023. *National Planning and Policy Framework*. London: Her Majesty's Government. [Online]. Available from: https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

DEFRA (2019) Biodiversity Metric 2.0 Auditing and accounting for biodiversity Calculation tool (available at <https://publications.naturalengland.org.uk/publication/5850908674228224>)

DEFRA (2019) Biodiversity Metric 2.0 Technical Supplement (available at <https://publications.naturalengland.org.uk/publication/5850908674228224>)

DEFRA (2019) Biodiversity Metric 2.0 User Guide (available at <https://publications.naturalengland.org.uk/publication/5850908674228224>)

Appendices

The following reports/digital documents have been provided alongside this report and should be read in conjunction with it:

- BM-8129-01 – Biodiversity Metric 2.0 Calculation Tool
- ER-5235-01 – Preliminary Ecological Appraisal
- ER-5235-03A – Biodiversity Management Plan and BNG

Habitat degradation

Within Schedule 14 of the Environment Act, which sets out the biodiversity gain condition for development, measures are included that allow planning authorities to recognise any habitat degradation since **30th January 2020** and to take the earlier habitat state as the baseline for the purposes of biodiversity net gain. In order to ascertain the habitats present and their condition on 30th January 2020, aerial imagery or data sets from that time could be used. 30th January 2020 is the relevant date as it was the day the Bill entered Parliament.

In 2023, the Levelling Up and Regeneration Act 2023 (LURA), introduced additional wording further tightening the law regarding degradation by extending the circumstances in which degradation can be addressed. This wording covered both authorised and unauthorised activity on onsite and offsite habitats, on or after **25th August 2023**.

Further information

Further useful information is available on legal agreements to secure Biodiversity Gains at:

- <https://www.gov.uk/guidance/legal-agreements-to-secure-your-biodiversity-net-gain>
- <https://naturalengland.blog.gov.uk/2024/03/04/securing-off-site-biodiversity-net-gain-expert-legal-perspectives/>

Appendix 1 - Off-Site Habitat Assessment

Survey

59. The survey was carried out during December 2024⁴ and followed the principles of Extended Phase 1 Habitat Survey methodology (JNCC, 2010).
60. Although out of the main growing season, the nature of habitats present here, and the expertise and training of the surveyor meant that it was still possible to confidently classify the type and condition of habitats present on this Site.
61. Enough time was afforded the surveyor to carry out the survey. The survey was not constrained by poor weather.

Habitat Appraisal

62. The Site's habitats are described in order on the following pages. In line with the requirement to provide information on Biodiversity Net Gain (BNG), habitats are named in accordance with the UK Habitats classification system. We have used the UK Habitats v2.01 guidance in identifying habitats. Habitat descriptions are divided into the 'distinctiveness' categories used in the calculations presented in the Biodiversity Gain Assessment, with more weight being afforded the more distinctive/important habitats.
63. Generally, the following apply to each tier of distinctiveness, although some authorities might highlight some lower distinctiveness habitats as having a higher importance locally. Where relevant we have highlighted these.

Very Low Distinctiveness Habitats

64. Habitats of little or no habitat value, i.e., lacking any significant native vegetation, but could still provide supporting habitat for protected or notable fauna such as birds or bats. In the context of BNG, their areas are included in calculations, but mitigation or compensation is not required.

Low Distinctiveness Habitats

65. Habitats which are ubiquitous, often which have been created or modified intentionally. They tend to lack diversity of species and structure. They are unlikely to support notable flora but could still provide supporting habitat for protected or notable fauna. In the context of BNG, they are included in

calculations, but compensation/mitigation needs only to provide habitat of similar or higher distinctiveness.

Medium Distinctiveness Habitats

66. Habitats which are common but provide a higher level of structural and species diversity. Though unlikely to support more notable assemblages, species of interest could be present here and they are more likely to be important supporting habitat to fauna. In the context of BNG, mitigation needs to provide habitat of the same broad habitat type, or that of higher distinctiveness.

High Distinctiveness Habitats

67. Habitats which are more natural and contain more important assemblages of plants and potentially species which are rare in their own right. They will provide good habitat for fauna. These habitats are likely to be targeted as conservation priorities and will be the subject of additional policy guidance or legislation. In the context of BNG, whilst mitigation or compensation for loss or damage is possible, provision of more of the same type of habitat would be required, which (with a few exceptions) is likely to be difficult.

Very High Distinctiveness Habitats

68. These are the UK's rarest/best habitats. They will be present in very particular locations and a range of rare or important plant and animal species will depend on the particular conditions they provide. These habitats will be the subject of restrictive policy guidance or legislation. Whilst the BNG metric does not preclude mitigation or compensation in respect of these habitats, creation of the same habitat type would be required, and this would range between very difficult/expensive and impossible.

Irreplaceable Habitats

69. These are habitats of high biodiversity value, which are so difficult to recreate that it would be impossible to achieve the requirement to increase biodiversity on top of no net loss. These habitats have significant protection in the NPPF; any impacts from development require a strong justification and will flag as unacceptable in the Biodiversity Metric. Bespoke compensation for any loss of these habitats must be agreed with the LPA.
70. Each habitat is mapped and an area for each type is provided in the format of the Biodiversity Metric 2.0 Calculation Tool. The areas can be used to quantify the impacts of development in an Ecological Impact Assessment if this is required by the Local Planning Authority.

⁴ This Report has been prepared during December 2024 following a visit to the Site in December 2024, and our findings are based on the conditions of the Site that were reasonably visible and accessible at that date. We accept no liability for any areas

that were not reasonably visible or accessible, nor for any subsequent alteration, variation, or deviation from the Site conditions which affect the conclusions set out in this report.

Condition Assessment

71. Our condition assessment for each habitat described references where available the criteria set out in DEFRA (2019) Biodiversity Metric 2.0 Technical Supplement.

Habitats of Low/Very Low Distinctiveness - Edith Key

Figure 12 Approximate location and extent of these habitats.

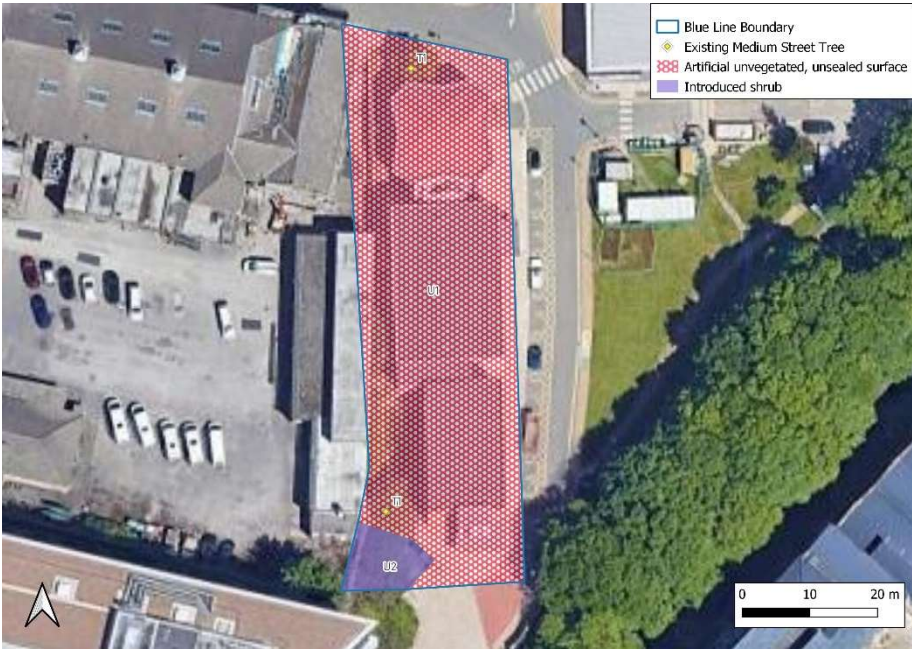


Figure 13 View of artificial unvegetated, unsealed surface.



Figure 14 View of introduced shrub.



Table 8 Summary - Habitats of Low/Very Low Distinctiveness.

UK Habitats	Label Ref	Summary Description
Artificial unvegetated, unsealed surface	U1	Land cleared as part of wider campus development. The land is generally bare, with a mix of rubble, loose soil and some paving slabs all present. Around the edges of the Site, some vegetation is present with bent grass, broad-leaved dock, ragwort, creeping buttercup, herb robert, common nettle, dandelion and coltsfoot all present.
Introduced shrub	U2	A small area of ornamental species included grasses and young, small shrubs

Habitats of Low/Very Low Distinctiveness - Barbara Hepworth

Figure 15 Approximate location and extent of these habitats.

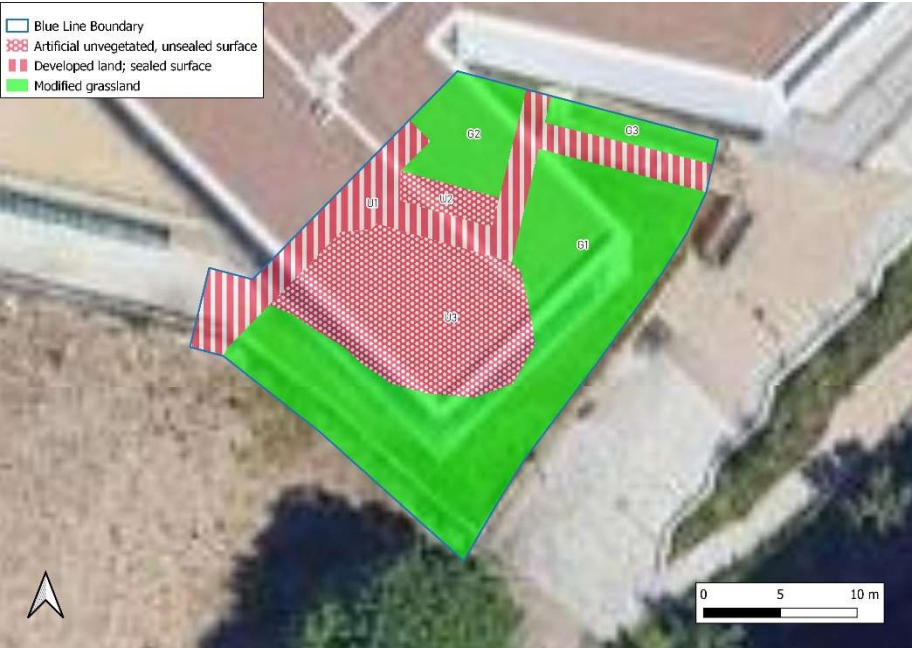


Table 9 Summary - Habitats of Low/Very Low Distinctiveness.

UK Habitats	Label Ref	Summary Description
Developed land; sealed surface	U1	Hard-standing surfaces with concrete slabs used as a walkway and stairs.
Artificial unvegetated, unsealed surface	U2 and U3	Two areas of ground, separated by the concrete walkway, where previously laid turf has not grown leaving bare soil.
Modified grassland	G1, G2	Amenity type grassland with perennial ryegrass, red fescue, Yorkshire fog, dandelion and white clover. Around the edges,

	and G3	more ruderal species are present such as common nettle, broad-leaved dock, spear thistle, common ragwort, narrow-leaved ragwort, mugwort, common sowthistle and creeping thistle.		
		Grasslands		
			Pass/Fail	Condition Poor
		1	Fail	5 out of 5 = Good 3 -4 = Moderate 1-2 = Poor
		2	Fail	
		3	Fail	
		4	Fail	
		5	Fail	
		6	Pass	

Figure 16 View of developed land; sealed surface and artificial unvegetated, unsealed surface habitats



Figure 17 View of modified grassland.



Individual Trees

Figure 18 Approximate location and extent of these habitats.

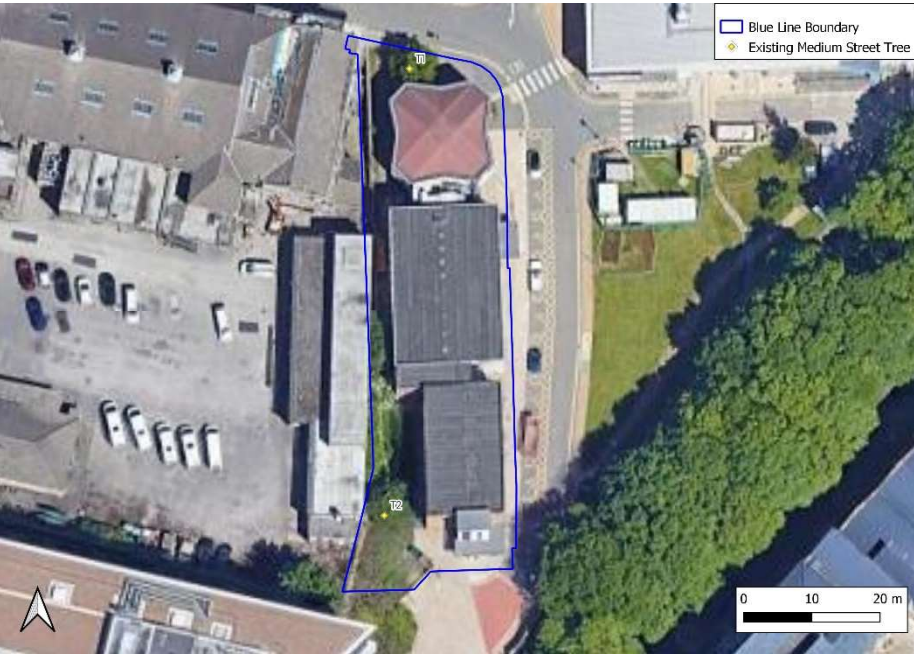


Table 10 Summary - individual trees.

UK Habitats	Label Ref	Summary Description
Street Tree	T1	A single, medium small-leaved lime tree
Street Tree	T2	A single, medium small-leaved lime tree

Figure 19 T1



Figure 20 T2

