

Distington Walled Garden

784-B069016

Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Cumberland Council

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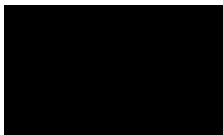
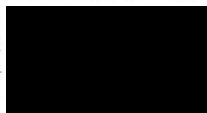
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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	1
1.1 Background	1
1.2 Site Description	1
1.3 Development Proposals.....	1
1.4 Purpose of Report	1
1.5 Quality.....	2
1.6 Validity	2
2.0 METHODOLOGY	3
2.1 Historic Surveys.....	3
2.2 Desk Study	3
2.3 Field Surveys	3
2.3.1 Habitats	4
2.3.2 Protected and Notable Species.....	4
2.4 Biodiversity Net Gain	7
2.4.1 Biodiversity Offsetting Guidance	7
2.4.2 Habitat Assessment	7
2.5 Limitations.....	8
3.0 RESULTS & EVALUATION	9
3.1 Protected Sites	9
3.2 Habitats	11
3.3 Protected and Notable Species	15
3.4 BNG	20
3.4.1 Irreplaceable Habitats	20
3.4.2 Pre-development Baseline Units	20
3.4.3 Post Development Units.....	24
3.4.4 Headline Results	27
4.0 RECOMMENDATIONS	28
4.1 Mitigation and Further Survey	28
4.2 BNG Discussion.....	35

4.2.1	Significant on-site enhancements	35
4.2.2	Best Practice Principles	35
5.0	CONCLUSIONS	37
	REFERENCES	
	FIGURES	
	APPENDICES	

APPENDICES

APPENDIX A: REPORT CONDITIONS

APPENDIX B: SITE LAYOUT

APPENDIX C: KEY LEGISLATION

APPENDIX D: TARGET NOTES & SURVEY DATA

APPENDIX E: DETAILED BNG METHODOLOGY

APPENDIX F: BASELINE CONDITION ASSESSMENT DATA

APPENDIX G: POST DEVELOPMENT HABITAT CONDITIONS AND MANAGEMENT

EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site is located in Distington, Cumbria. The site is centred at Ordnance Survey National Grid Reference NY 01532 23835.
Proposals	The proposed development is a full planning application (Ref: TA/2023/661) for the provision of a car park on existing grassland south of Distington Walled Garden, for visitors to the Distington Walled Garden cafe.
Scope of this Survey(s)	The scope of this survey was to: • Undertake a desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected/notable species within the site and its Zone of Influence (Zol). • Carry out an extended UKHab Survey, involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and evidence of protected fauna or habitats capable of supporting such species. • Evaluate potential ecological receptors on site and within the Zol; as development plans for the site are currently unknown, all mitigation and enhancement measures have been made general and will need re-assessing once a decision has been made on the proposals. • Quantify the baseline habitat and watercourse biodiversity units present on site. • Quantify the post-development habitat and watercourse biodiversity units on site which will be retained, reinstated or created under the proposed landscape mitigation plan. • Calculate the likely change in biodiversity units from pre- to post-development. • Provide a series of post-intervention strategies to facilitate the development reaching a minimum of 10% BNG.
Results and Evaluation	PEA Designated sites • The development proposals are considered to have a negligible impact on the statutory designated sites. Further assessment is not required. • There are six locally designated sites within 2km, including four County Wildlife Sites (CWS) and two Special Roadside Verge's (SRV). The closest CWS is Alcan Wildlife Area 0.3km from site and the closest SRV is MP K3 (4) 1.2km from site. Habitats • The red line boundary comprises other neutral grassland, developed land sealed surface (laid gravel), modified grassland, hardstanding, a ditch and a single mature tree. • The blue line boundary comprises other neutral grassland, modified grassland, scattered mature trees, woodland, a pond and ditch and hardstanding in the form of roads and gravel surfaces.

	Protected species - The site has suitability for badger, roosting, commuting and foraging bats, breeding birds, great crested newt, common toad and common amphibians, reptiles, red squirrel, and hedgehog. - Two invasive non-native species were recorded including rhododendron on site and Japanese knotweed adjacent to the site. - No evidence of badger or red squirrel dreys were found within the 50m buffer of the blue line boundary. BNG - The baseline habitats present on site were calculated at 2.00 biodiversity units. The post-development habitat units are 11.82 biodiversity units. - The baseline watercourse units on site were calculated at 0.08 biodiversity units. The post-development watercourse units are 13.23 biodiversity units. - There are no irreplaceable habitats present onsite. - High distinctiveness habitats (wet woodland), medium distinctiveness habitat (other neutral grassland, ponds, broadleaved woodland and urban tree, ditches), low distinctiveness habitats (modified grassland) and very low distinctiveness habitats (hardstanding) are present on site.
Recommendations	PEA Further Surveys / Assessment - Ground Level Tree Assessment for any trees proposed for removal. - Endoscopying the wall on the western boundary for bats. - Great Crested Newt eDNA survey (between mid-April and June). - Pre-commencement checks for badger and red squirrel. - Specialist contractor control / eradication plan is created and adhered to for the removal of rhododendron and Japanese knotweed. Avoidance and Measures - Retain existing habitats (wet woodland, broadleaved woodland, pond). - Works undertaken during the nesting bird season (March to September inclusive). - Refugia on site including brash piles, log piles and debris are to be hand searched prior to clearance and sheltering wildlife such as hedgehogs. - Good practice measures (such as covering excavations or providing means of escape) are recommended to prevent entrapment of wildlife. - A CEMP is recommended to include sections on badger, amphibians, reptiles, red squirrel, hedgehog, and invasive species. Enhancements - Enhance the wet woodland by removing rhododendron. - Plant native fruit and nut producing species for badger. - Install bird boxes on retained mature trees. - Install a red squirrel box on a suitably located mature tree within the wet woodland or broadleaved woodland.

	• Plant native trees and shrubs for hedgehog. BNG • The retained wet woodland will be enhanced from poor to moderate condition. • Non-native rhododendron shrubs will be removed and replaced with understory planting with native tree species. • The creation of scrub on the northern edge of the wet woodland will buffer the woodland from the road and create edge habitats for invertebrates. • The grassland in the north of the site will be managed as a wildflower meadow with yearly cutting and arisings removal.
Conclusion	Provided the measures within this report for further surveys and mitigation can be adopted, it is anticipated that a design could be brought forward for this site that would be compliant with current local and national biodiversity planning policy. The 10% net gain target can be achieved, provided that a Landscape and Ecological Management Plan (LEMP) is put in place to detail the retention and management of the habitats on site.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech Limited (Tetra Tech) was commissioned by Cumberland Council on 17th August 2024 to undertake a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment of Distington Walled Garden, hereafter referred to as “the site”.

This report has been prepared by Consultant Ecologist, Bronwyn Dennis BSc (Hons) and the conditions pertinent to it are in Appendix A.

1.2 SITE DESCRIPTION

The 1.25 (ha) site is located at Distington in Cumbria and is centred at Ordnance Survey National Grid Reference NY 01532 23835. The site includes a development boundary which is shown as a Red Line Boundary (RLB) on Figure 1 and the wider site boundary under Cumberland Council ownership, which is shown as a Blue Line Boundary (BLB) on Figure 1. The RLB comprises other neutral grassland, developed land sealed surface (laid gravel), modified grassland, hardstanding, a ditch and a single mature tree. The BLB comprises other neutral grassland, modified grassland, scattered mature trees, woodland, a pond and ditch, and hardstanding in the form of roads and gravel surfaces. The surrounding landscape includes Distington Walled Garden to the north, the crematorium and surrounding grounds to the east and woodland and farmland to the west and south.

1.3 DEVELOPMENT PROPOSALS

The proposed development is a full planning application (Ref: TA/2023/661) for the provision of a car park on existing grassland south of Distington Walled Garden, for visitors to the Distington Walled Garden cafe. The proposals also include the conversion of an existing stone feature (bricked-up stone gateway) into a pedestrian access gate into the garden. The layout has been designed to be in keeping with the garden and surroundings. The current site layout for the development is included in Appendix B.

1.4 PURPOSE OF REPORT

The purpose of this report is to:

- Undertake a desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected / notable species within the site and its zone of influence
- Present the results of an extended Habitat Classification Survey, involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and; evidence of protected fauna or habitats capable of supporting such species
- Evaluate potential ecological receptors on site and within the zone of influence; identify any constraints to the site's development and make any recommendations for further surveys, mitigation or enhancement.

- Quantify the pre-development baseline habitat and watercourse biodiversity and linear units present on site;
- Quantify the post-development habitat and watercourse biodiversity and linear units on site which will be retained, reinstated or created under the proposed landscape mitigation plan; and
- Calculate the likely change in biodiversity units from pre- to post-development; and,
- Provide a series of post-intervention strategies to facilitate the development reaching a minimum of 10% BNG.

This is a combined report, that contains both BNG and PEA information for the site.

1.5 QUALITY

Our Ecologists follow CIEEM's Code of Professional Conduct (CIEEM, Code of Professional Conduct, 2022), with all surveys completed in accordance with Tetra Tech's Biosecurity Policy (Tetra Tech, 2023).

All staff have completed Health and Safety training. Risk Assessment Method Statements were completed and verified prior to the site visit, with Dynamic Risk Assessments completed by all site staff upon arrival at site.

1.6 VALIDITY

This report will be considered valid for 18 months, until 17/02/2026, in accordance with (CIEEM, Advice note on the lifespan of ecological reports & surveys, 2019). After this time, it may be appropriate to consult an ecologist to confirm if an update assessment is required. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the habitats present, red line boundary or development proposals upon which this report was based.

2.0 METHODOLOGY

2.1 HISTORIC SURVEYS

Tetra Tech were not aware of any previous reports associated with the site.

2.2 DESK STUDY

The desktop study comprised two elements:

- A data search obtained from Cumbria Biodiversity Data Center (CBDC) on 25th September 2024.
- An online element including a search using: MAGIC, Defra's interactive, web-based database for statutory designations (<https://magic.defra.gov.uk>) and Ordnance Survey (OS) and Aerial Imagery (<https://www.bing.com/maps>).

The geographical extent of the search area was related to the significance of sites and species and potential zones of influence. For this site the following search areas were considered appropriate:

- 10 km for sites of International Importance (e.g. Special Areas of Conservation (SAC), Special Protection Area (SPA), Ramsar sites);
- 2 km for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSI), protected or otherwise notable species and non-statutory designated sites of County Importance (e.g. Local Wildlife Sites (LWS));
 - In addition, any Impact Risk Zones (for identifying likely impacts on SSSIs / SACs / SPAs & Ramsar sites) overlapping the site were identified at this stage.
- 2 km for granted European Protected Species Licenses (EPSLs) for great crested newts and bats;
- 1 km for ancient woodland and mapped priority habitats (those which have been deemed to be of principal importance for the purpose of conserving biodiversity, being listed in Natural Environment and Rural Communities (NERC) Act (2006) Section 41 habitats of principal importance); and
- Additionally, <https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes-for-developers/developers-how-to-join-the-great-crested-newt-district-level-licensing-scheme> checked to determine the risk of great crested newts being present.

The data search did not cover Tree Preservation Orders (TPOs); or Conservation Areas designated for their special architectural and historic interest.

Further information on relevant species / environmental legislation and planning policy can be found in Appendix C.

2.3 FIELD SURVEYS

The following methodologies have been used to identify the ecological receptors present on or near the site and which are relevant to the proposed development. The survey extended beyond the site to by 50 m where accessible.

An extended Habitat Classification Survey was undertaken on the site on 10th September 2024 by Tetra Tech Project Ecologist Elizebeth Ferrier. The weather conditions were overcast with light showers and 12°C.

2.3.1 Habitats

The habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition – Version 2.0 (UK Hab Ltd., 2023), hereafter referred to as ‘UKHab’. The habitats have been classified to a minimum of ‘Level 3’ (in accordance with UKHab), and ideally to ‘Level 4’ to identify the presence of any Habitats of Principal Importance (HPIs) listed under the Natural Environment and Rural Communities (NERC) Act 2006. Where habitats are of different condition, additional polygons of the same habitat have been mapped and they have been assessed independently.

The minimum recording unit for habitat is 25 m² or a 5 m length for linear habitats (such as hedgerows or watercourses). Dominant plant species were recorded for each habitat present using standard nomenclature (Stace, 2019). Lists of plants recorded on site are provided in Appendix D.

2.3.2 Protected and Notable Species

The site was inspected for evidence of, and its potential to support, protected or notable species, especially those listed under the Schedule 2 of the Habitat Regulations 2017 (as amended), Schedule 5 of the Wildlife and Countryside Act (W&CA) 1981 (as amended), the Countryside Rights of Way (CROW) Act 2000, those given extra protection under the Natural Environment and Rural Communities (NERC) Act 2006, and species included in the Cumbria Local Biodiversity Action Plan (LBAP).

The presence of some species was determined using standard best practice guidance and are listed below.

Badger

The site was surveyed for evidence of badger *Meles meles* setts or other badger activity such as paths, latrines or signs of foraging. Methodologies used and any setts recorded were classified according to published criteria (Harris, Cresswell, & Jefferies, 1989).

Otter

The site was assessed for its suitability to support otter *Lutra lutra* using industry standard survey advice (Chanin, 2003).

Water Vole

Waterbodies within or adjacent to the site were assessed for their suitability to support water vole *Arvicola amphibius* using the industry standard survey advice (Dean, 2016).

Bats

Roosting Bats – Buildings / Structures / Trees

Any suitable buildings, structures or trees on site were assessed from the ground for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT Good Practice Guidelines (Collins, Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition), 2023), hereafter referred to as the ‘BCT Guidelines’.

Categorisation of Buildings

A preliminary assessment of buildings/structures on site was undertaken from the ground for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT Guidelines, and outlined in Table 1: **Categories of Bat Roost Suitability (BCT Guidelines)** below.

Table 1: Categories of Bat Roost Suitability (BCT Guidelines)

Suitability	Typical Roosting Features
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition (for example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation - the categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by large numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g., maternity, or classic cool/stable hibernation site but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation - the categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).

Categorisation of Trees

A preliminary assessment of trees was undertaken, and trees were categorised to highlight whether additional assessment is required referring to the categories in Table 2: **Categorisation of Trees** below. Professional judgement was used to identify trees where features could be obscured by foliage or other branches. If a feature was identified on the tree the tree was categorised as PRF as the tree had at least 1 potential roost feature (PRF) present.

Table 2: Categorisation of Trees

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any.

FAR	Further assessment required (FAR) to establish if PRFs are present in the tree.
PRF	A tree with at least one potential roost feature (PRF) present.

Birds

Bird species identified at the time of survey were noted and nesting birds recorded as seen. An assessment of habitats was undertaken to determine the likely value to breeding and foraging birds.

Great Crested Newt & Common Amphibians

The site was appraised for its suitability to support great crested newt (GCN) *Triturus cristatus* based on guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and the *Great Crested Newt Conservation Handbook* (Langton, Beckett, & Foster, 2001). This appraisal also considered waterbodies within 500 m of the site and their potential to be used for breeding newts. Each pond was assessed using the Habitat Suitability Index (HSI) (Oldham, Keeble, Swan, & Jeffcote, 2000) which assigns a value to the pond calculated from 10 pre-identified features. The HSI value gives a correlation of likely use by GCN and below 0.46 the waterbody is considered to have less likelihood of GCN presence however this metric is a guide and should be assessed on a site-by-site basis as waterbodies with low HSI have been known to support GCN.

Habitat suitability and evidence of other common amphibians was recorded on site where relevant.

Reptiles

The site was appraised for its suitability to support reptiles using guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003).

Invertebrates

The site's habitats were appraised for suitability to support assemblages of invertebrates and commented on in the report as appropriate.

Other Species

The site was also appraised for its suitability to support other protected or notable fauna with regard to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS42020:2013 Biodiversity – Code of Practice for Planning and Development (BSI, 2013). Evidence of any current or historical presence of such species was recorded.

Invasive Species

Evidence of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), and the Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended) were recorded as seen.

Scoped Out

Hazel dormouse have been scoped out as the survey site is disconnected from known reintroduced populations within Cumbria. Water voles have a very limited distribution in Cumbria with no known current (post 2000) populations in West Cumbria and the core distribution area is located in the North Pennines (Cumbria Biological Data Network, 2010). Otter have also been scoped out as the nearest watercourse is 260m from site with no connecting habitat typically utilised by otter.

2.4 BIODIVERSITY NET GAIN

2.4.1 Biodiversity Offsetting Guidance

The assessment has been made using the Department for Environment Food & Rural Affairs (Defra) Statutory Biodiversity Metric (Defra, 2024a), referred to hereafter as ‘the Metric’, in conjunction with the User Guide (Defra, 2024b) and Biodiversity Net Gain: Good Practice Principles for Development (Baker, 2019). This comprises the following steps, described in Section 2.4.2, with detailed methodology provided in Appendix E.

2.4.2 Habitat Assessment

Habitats

Pre-development

The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UK Hab Ltd., 2023) during the 10th September field survey. The pre-development habitats are shown in Figure 3. The Habitat Reference Codes on Figure 3 correspond to the those mentioned in Section 3.4.2.

The habitats were converted into the Statutory Biodiversity Metric (Defra, 2024c) from the UKHab classification (UKHab Ltd, 2023).

Post-development

Each of the post-development habitats, as set out on the Master Landscape Plan (Appendix B), were assigned a UKHab category. These were considered to best represent the habitat present post-development, which were then converted to a BNG Metric classification. The converted habitats are displayed in the Figure 4.

Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Defra, 2024a).

Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric -The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

The baseline condition assessment data can be found in Appendix F.

Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If a LNRS has not yet been published, if the habitat is formally identified within local planning policy and is geographically located within a specified green infrastructure improvement area.

The Copeland Council (now Cumberland Council) Local Plan 2017 – 2035 Preferred Options Draft (Copeland Borough Council, 2020) did not identify any planning policies such as conservation areas within the site boundary.

The Cumbria Biodiversity Action Plan¹ includes habitat targets for the following habitats of relevance to the site: semi-natural woodlands and pond.

A search of MAGIC (www.magic.gov.uk), Defra's interactive, web-based database, found that parts of both the RLB and BLB were within the Priority Habitat Inventory as 'deciduous woodland'.

The site is not identified on any local plan documents or on Copeland's My Property portal (Copeland, 2024). As a result, the habitats on site have been assigned 'Area/compensation not in local strategy/ no local strategy' for strategic significance.

Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

2.5 LIMITATIONS

Any absence of desk study records cannot be relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area.

The optimal period to undertake an extended UKHab survey is April-September, inclusive. The survey was undertaken in September which is within the optimal survey window. As such, this is not considered to be a limitation to the survey methodology as the dominant species of the respective vegetation types were visible and identifiable.

Access was possible to all areas of the site, including a 50 m buffer.

To determine presence or likely absence of protected species usually requires multiple visits at suitable times of the year. This survey focuses on assessing the potential of the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with reference to those given protection under UK or European wildlife legislation, from only a single visit. This report cannot, therefore, be considered a comprehensive assessment of the ecological interest of the site. However, it does provide an assessment of the ecological interest present on the day the site was visited and highlights areas where further survey work may be recommended.

¹ CBDC, Cumbria Biodiversity Evidence Base – Habitat Statements. <https://www.cbdc.org.uk/data-services/cumbria-biodiversity-evidence-base/habitat-statements/>

3.0 RESULTS & EVALUATION

3.1 PROTECTED SITES

European and international designated sites identified within 10 km and national and local designated site within 2 km of the proposed development are presented in Table 3, with their designation, qualifying features and proximity from the development site also indicated. Local non-designated sites obtained from the CBDC are also included.

Table 3. Statutory and non-Statutory Designated Sites Identified During the Desk Study

Site Name	Designation	Distance and Direction from Site	Reasons for Designation
Solway Firth	SPA	3.2kms West	<i>Assemblage qualification: A large estuarine / marine site (1,393.39 km²) of international importance that includes existing Upper Solway Flats and Marshes SPA.</i> <i>The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl.</i> <i>This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of over-wintering species listed on Annex I of the Directive including red throated diver Gavia stellate, bar-tailed godwit Limosa lapponica, barnacle goose Branta leucopsis, golden plover Pluvialis apricaria and whooper swan Cygnus cygnus.</i> <i>This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the migratory species including but not limited to pink footed goose Anser brachyrhynchus, shelduck Tadorna tadorna, teal Anas crecca, pintail Anas acuta, shoveler Anas clypeata, scaup Aythya marila, common scoter Melanitta nigra, goldeneye Bucephala clangula, goosander Mergus merganser, oystercatcher Haematopus ostralegus, knot Calidris canutus, ringed plover Charadrius hiaticula, grey plover Pluvialis squatarola, lapwing Vanellus vanellus, dunlin Calidris alpina, sanderling Calidris alba, redshank Tringa tetanus, turnstone Arenaria interpres, curlew Numenius arquata and cormorant Phalacrocorax carbo.</i>
River Derwent and Bassenthwaite Lake	SAC	4.4kms East	The River Derwent is an oligotrophic river system with high water quality, flowing through Derwentwater and Bassenthwaite lakes, and its major tributary, the Cocker, flows through Buttermere and Crummock Water. These lakes help stabilize the flow regimes. Bassenthwaite Lake, with its mesotrophic status, supports diverse pondweeds and uncommon species like autumnal water-starwort and six-stamened waterwort. Its shoreline is relatively undisturbed, featuring various sedge species and other flora. Derwent Water, the broadest and shallowest major Cumbrian lake, is oligotrophic/mesotrophic and hosts rich beds of aquatic macrophytes, including floating water-plantain. The area between Derwentwater and Bassenthwaite is dominated by intermediate water-starwort, common water-crowfoot, and alternate water-

Site Name	Designation	Distance and Direction from Site	Reasons for Designation
			milfoil. The River Cocker, with its stable flows, supports a rich flora including alternate water-milfoil and bulbous rush. The site is designated for its oligotrophic to mesotrophic waters with specific vegetation and water courses with floating vegetation, and it hosts several qualifying species under the Directive 92/43/EEC. Annex II species that are a primary reason for selection of this site: • Marsh fritillary butterfly <i>Euphydryas</i> (<i>Eurodryas</i>, <i>Hypodryas</i>) <i>aurinia</i> • Sea lamprey <i>Petromyzon marinus</i> • Brook lamprey <i>Lampetra planeri</i> • River lamprey <i>Lampetra fluviatilis</i> • Atlantic salmon <i>Salmo salar</i> • Otter <i>Lutra lutra</i> • Floating water-plantain <i>Luronium natans</i>
River Ehen	SAC	8.6kms South-East	The River Ehen, originating from Ennerdale Water, flows approximately 20 km to the Irish Sea at Sellafeld. In its upper reaches, the river is oligotrophic, flowing over bryophyte-dominated substrates. The catchment above Ennerdale Bridge consists of acidic rocks, while downstream, the river is slightly enriched by streams from Carboniferous limestones and grits. The designated stretch between Ennerdale Water and the River Keekle at Cleator Moor features a narrow floodplain with riparian woodland. This section supports significant populations of freshwater pearl mussels (<i>Margaritifera margaritifera</i>), which have successfully established in the past 20 years. Tree shade along the banks is crucial for the mussels, as it reduces algal growth by limiting sunlight, maintaining suitable conditions. Freshwater pearl mussels, which can live over 100 years, have a complex life cycle dependent on healthy salmonid populations. The larvae attach to young salmon and trout before settling in clean sand and gravel, where they remain for five to ten years, vulnerable to changes in flow, siltation, and algal deposition. Annex II species that are a primary reason for selection of this site are: • 1029 Freshwater pearl mussel <i>Margaritifera margaritifera</i> Annex II species present as a qualifying feature, but not a primary reason for site selection are: • 1106 Atlantic salmon <i>Salmo salar</i>

Site Name	Designation	Distance and Direction from Site	Reasons for Designation
Alcan Wildlife Area	County Wildlife Site (CWS)	0.3kms North	No citation provided by CBDC.
Beck Green Meadows	CWS	1.2kms South-West	No citation provided by CBDC.
MP K3 (4)	Special Roadside Verge (SRV)	1.2kms North	No citation provided by CBDC.
MP K3 (3)	SRV	1.3kms North	No citation provided by CBDC.
Harrington Railway Line	CWS	1.5kms North-West	No citation provided by CBDC.
Hayes Castle Meadows	CWS	1.6kms South-West	No citation provided by CBDC.

Ancient Woodland and Priority Habitats

A MAGIC search identified priority habitat deciduous woodland, good quality semi-improved grassland and ancient woodland within 1km of the site. CBDC returned six parcels of ancient woodland within 2km of the site. The closest parcels of priority deciduous woodland are within the site. The closest parcel of priority good quality semi-improved grassland is 370m north of the site at its closest point. The closest parcel of ancient woodland is located 660m south of the site at its closest point.

SSSI Impact Risk Zone

The site lies within the Impact Risk Zone (IRZ) for River Derwent and Tributaries SSSI, however the plans do not fall under the specifications for notification² and consultation with Natural England is not required.

3.2 HABITATS

The following habitats, as outlined in Table 4. **Habitats**, have been identified through our field assessment. A UKHab map can be found in Figure 2, with detailed Target Notes (TN) and Photographic Plates included in Appendix D, as appropriate.

Table 4. Habitats

Habitat (UKHab Code) (TN)	Result	Importance Assessment
g3c – Other neutral grassland	Other neutral grassland occurred in the north-east of the wider site boundary (TN1). This area is mown yearly, with the mown material left in situ. The sward was uniform in structure and height and was herb deficient with dominant Yorkshire-fog <i>Holcus lanatus</i> , frequent perennial rye-grass <i>Lolium perenne</i> and occasional red	Local importance

²Impact Risk Zones for Sites of Special Scientific Interest: [Impact Risk Zones - Threshold check](#)

Habitat (UKHab Code) (TN)	Result	Importance Assessment
	fescue <i>Festuca rubra</i> , hairy sedge <i>Carex hirta</i> was also frequent. Common herbs such as frequent creeping buttercup <i>Ranunculus repens</i> and occasional silverweed <i>Potentilla anserina</i> were also present, and the sward included damp-indicators such as rare sharp-flowered rush <i>Juncus acutiflorus</i> and occasional bog-stitchwort <i>Stellaria alsine</i> .	
g3c – Other neutral grassland 10 – Scattered scrub 81 – Ruderal or ephemeral	Other neutral grassland was the main habitat within the development boundary (TN2). This area had been cleared in the past year (personal communication from Julian Smith) and was previously introduced shrub. The resulting area was left as bare ground which has recolonised as other neutral grassland, with ruderal species (secondary code 81 – ruderal or ephemeral). These mainly comprising of abundant great willowherb <i>Epilobium hirsutum</i> . Occasional scattered shrubs including rhododendron <i>Rhododendron ponticum</i> , bramble <i>Rubus fruticosus</i> agg. and rare box <i>Buxus sempervirens</i> and alder <i>Alnus glutinosa</i> were also present. The grassland comprised of occasional false oat-grass <i>Arrhenatherum elatius</i> and perennial rye grass and taller herbs such as rare common knapweed <i>Centaurea nigra</i> , ragwort <i>Jacobaea vulgaris</i> and lesser burdock <i>Arctium minus</i> .	Local importance
g4 – Modified grassland	A small patch of modified grassland occurred in the north of the development boundary, adjacent to the existing car parking area (TN3). This was short, uniform in structure and frequently mown, with patchy areas of bare ground. The sward comprised abundant Yorkshire-fog, with frequent rough meadow-grass <i>Poa trivialis</i> , white clover <i>Trifolium repens</i> and occasional dandelion <i>Taraxacum</i> agg. and red fescue.	Negligible importance

Habitat (UKHab Code) (TN)	Result	Importance Assessment
g4 – Modified grassland 32 Scattered trees	Modified grassland with scattered trees occurred in a strip alongside the road (TN4), with a tree (T1/TN5), present in the south-west of the development boundary, adjacent to the entrance of the carpark. This was similar in structure and management regime to TN3 but was slightly taller in height, with less bare ground. T1 was a mature sycamore <i>Acer pseudoplatanus</i> c.13m tall. The tree had past pruning cuts where large branches had been removed that had started to rot and create ecological niches for invertebrates. A similar area of modified grassland was present on the southern side of the road within the wider site boundary (TN6). This was c.5cm in height, frequently mown and with no bare patches. A tree (T3/TN7) was present within this area and was a mature Italian alder <i>Alnus cordata</i>, which appeared healthy with few ecological niches.	Grassland: Negligible importance Scattered trees: Local importance
g4 - Modified grassland 32 Scattered trees 81 Ruderal / ephemeral	The modified grassland in the east of the wider site boundary was different in structure and composition to the other areas and is not frequently mown. It was a 20cm – 1m in height, tussocky grassland, with frequent soft rush <i>Juncus effusus</i> (TN8) and establishing alder seedlings. A mature European lime <i>Tilia × europaea</i> (T2/TN9) was present here and appeared healthy with few ecological niches.	Grassland: Negligible importance Scattered trees: Local importance
W1d – Wet woodland	Wet woodland occurred in the south of the wider site boundary (TN10). The woodland canopy had a height of c.15m and comprised frequent ash <i>Fraxinus excelsior</i>, rare alder, spruce <i>Picea</i> sp. and sycamore. The shrub layer comprised frequent willow <i>Salix</i> sp. and rhododendron. The ground layer was damp underfoot with standing water present in an area northeast of the pond (TN15). The ground flora was sparse including 25% bareground and leaf litter, and frequent common nettle <i>Urtica dioica</i>.	Local importance
w1g – Other broadleaved woodland	The broadleaved woodland was in the northeast of the wider boundary, on the border of the development area (TN11). The woodland canopy had a height of c.15m and comprised frequent ash and rare alder, oak <i>Quercus</i> sp. and sycamore. The shrub layer was non-native (with the exception of frequent bramble) and included frequent Portuguese laurel <i>Prunus Lusitanica</i>, rhododendron and occasional box, cherry laurel <i>Prunus laurocerasus</i> and a cultivated bramble. The ground flora comprised frequent common ivy <i>Hedera helix</i>, male fern <i>Dryopteris filix-mas</i> and included indicators of nutrient enrichment such as common nettle.	Local importance

Habitat (UKHab Code) (TN)	Result	Importance Assessment
u1b – Developed land; sealed surface	Hardstanding was present within the development boundary as the entrance to Distington Walled Garden (TN12) and as the road to the crematorium, within the wider site boundary.	Negligible importance
u1c – Artificial unvegetated, unsealed surface	The existing car parking within the development boundary was artificial unvegetated, unsealed surface and comprised bare ground with laid gravel (TN13).	Negligible importance
u1e – Built linear feature	A 1m tall stone wall, topped with an iron railing formed the northern boundary of the development area and separated this from the walled garden (TN14). After 10m the wall transitioned to a height of 1.5m, giving a total height of 2.7m, including the iron railings. After 12m was a stone archway with a bricked-up entrance (TN17).	Local importance
r1g – Other standing water 41 – Pond (non- priority)	A pond was present within the wet woodland in the wider site boundary (TN15). This was irregular in shape, c.30m in depth with good water quality. It is likely that this area floods in winter and connects to the standing water present to the northeast within the wet woodland. There was a single alder tree present within the pond. Few emergent plants were present and those on the pond edge were woodland species including bramble and broad-buckler fern <i>Dryopteris dilatata</i> .	Local importance - Ponds are a Cumbrian BAP habitat.
r1g – Other standing water 50 - Ditch	A ditch was present within the development boundary (TN16). This was within the area other neutral grassland parallel to the road. The ditch was 12m in length with banks to 1m in height. Standing water was present at the western end to a depth of 10cm, which is likely ephemeral. The species present were similar to those found in the wider grassland with abundant great willowherb, frequent creeping buttercup, with the exception of frequent soft rush.	Local importance

3.3 PROTECTED AND NOTABLE SPECIES

Data purchased from CBDC confirmed the presence of several protected and notable species within 2 km of the site. Relevant data are discussed in Table 5 below.

Protected and notable species identified as a receptor for the site are detailed in Table 5. For species with legal protection arising from persecution, such as badgers, some details are purposefully omitted, but can be provided on request to inform the masterplan. Further information on relevant species / environmental legislation and planning policy can be found in Appendix C.

Table 5. Species

Species	Legal Protection	Result	Importance Assessment
Badger	Protection of Badgers Act 1992; Wildlife and Countryside Act 1981 (as amended) Schedule 6.	Desk Study No records of badger were returned from within 2km of the site and from the past 10 years. The most recent badger record was from 2012. Field Survey No evidence of badger sett building or foraging was identified on or within 50m of the site during the site visit. Badgers are common, widespread, and highly mobile species that are able to rapidly colonise areas not previously occupied. The onsite woodland would provide suitable foraging opportunities for badger with agricultural land and hedgerows in the wider area providing optimal foraging habitat. Badgers may be a constraint for the proposed works – See Section 4.1.	Local
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Schedule 2; Wildlife and Countryside Act 1981 (as amended) Schedules 5 & 6; Natural Environment and Rural Communities 2006 Section 41.	Desk Study Two bat records from within 2km of the site and from the past 10 years were returned. These pertained to a pipistrelle <i>Pipistrellus</i> sp. roost 1.4km from the site in 2014 and an unknown bat <i>Chiroptera</i> sp. record 1.9km from the site in 2021. No EPS licences were returned from MAGIC from within 2km of the site. Field Survey <u>Roosting</u>	Seven bat species including pipistrelle species are listed within the Cumbria LBAP.

Species	Legal Protection	Result	Importance Assessment
		A stone walled garden entrance (TN17) was present on site as described in Table 4. There were several mortar gaps towards the top of the structure which may provide suitable roosting features for bats. T1 (TN5) was a mature sycamore tree located in the south of the site, identified as containing PRFs in the form of rot cavities emanating from previous pruning wounds. <u>Foraging and Commuting</u> The grassland with ruderal/ephemeral and scrub habitat, and pond on site have suitability for foraging bats. The woodland edge, scattered trees and stone wall provide a vegetated linear corridor ideal for foraging and commuting bats. Habitats in the wider environment with suitability for foraging bats included the woodland to north, east and west, Distington Beck to the west, connecting hedgerow and surrounding arable farmland. The site is therefore considered to be of moderate suitability for foraging and commuting bats. Bats are a constraint for the proposed works – see Section 4.1.	
Birds	Wildlife and Countryside Act 1981 (as amended).	Desk Study Eleven records of nine bird species were returned from within 2km of the site and from the past 10 years. Species included: • Buzzard <i>Buteo buteo</i> • Treecreeper <i>Certhia familiaris</i> • Swallow <i>Hirundo rustica</i> • Grasshopper warbler <i>Locustella naevia</i> • Nuthatch <i>Sitta europaea</i> • Blackbird <i>Turdus merula</i> • Mistle thrush <i>Turdus viscivorus</i> • Great spotted woodpecker <i>Dendrocopos major</i> • Tawny owl <i>Strix aluco</i> It was noted during the desk study that relatively few records of birds were returned. This has been appraised as likely a reflection of low levels of bird survey effort in the area, rather than attributable to low quality habitat for birds. Field Survey	Grasshopper warbler and mistle thrush are both listed as red on the Bird's of Conservation Concern 5 (BOCC5). Tawny owl are amber listed on BOCC5. Grasshopper warbler are listed as a priority species on the Cumbria LBAP.

Species	Legal Protection	Result	Importance Assessment
		The scattered trees and woodland on site are considered to offer suitable nesting opportunities for common passerine bird species. Breeding birds are a constraint for the proposed works – See Section 4.1.	
GCN and Common Amphibians	GCN: Conservation of Habitats and Species Regulations 2017 (as amended) Schedule 2; Wildlife and Countryside Act 1981 (as amended) Schedules 5; Natural Environment and Rural Communities 2006 Section 41. <i>Other amphibians:</i> Wildlife and Countryside Act 1981 (as amended) Schedules 5; Natural Environment and Rural Communities 2006 Section 41.	Desk Study The desk study returned 36 records of amphibian species from within the last 10 years and within 2km of the site. These included: - One great crested newt (GCN) <i>Triturus cristatus</i> field record from 2016, located 1.4km north-west of the site. - One common toad <i>Bufo bufo</i> record from 2016, located 0.7km from the site. - Six common frog <i>Rana temporaria</i> records. The closest record was from 2016, located 0.7km from the site. 15 palmate newt <i>Lissotriton helveticus</i> records. The closest record was from 2018, located 1km from the site. 13 smooth newt <i>Lissotriton vulgaris</i> records. The closest was from 2018, located 1km from the site. No EPS licences were returned from MAGIC from within 2km of the site. Using the Natural England website, the site was identified as being in a green risk zone for GCN, which indicates a low population density. There were five waterbodies identified from within 500m of the site using OS and aerial imagery. Of these, three were located to the north of the site (NY 01348 24125; NY 01585 24274; NY 01607 24300), one to the west (NY 01385 23843) and one to the south (NY 01424 23386). The ponds located to the north and west of the site have suitable functional connectivity to the site. Field Survey One pond (TN15) was identified on site. The HSI score was 0.69 which indicates an average suitability for GCN (refer to Appendix D for HSI assessment). The pond was also surrounded by wet woodland and willow carr (TN9) which would provide optimal cover for GCN immediately leaving the ponds. One ditch (TN16) was also identified on site. The ditch contained water at the time of survey and was well vegetated.	GCN and common toads are included as priority species within the Cumbria LBAP.

Species	Legal Protection	Result	Importance Assessment
		Onsite broadleaved woodland would provide suitable terrestrial habitat for commuting, sheltering and hibernating GCN. The other neutral grassland would also provide suitable cover for terrestrial GCN, due to annual mowing allowing a taller sward. The modified grassland parcels onsite were frequently mown with short sward and is considered to be suboptimal habitat for GCN due to high disturbance and lack of cover. There is connectivity through woodland and hedgerows from the waterbodies in the north, the west and the site. Distington brook watercourse limits direct connectivity between the site and northern waterbodies, however it is culverted under woodland to the north-west, providing opportunities for dispersal. The road directly bordering the southern aspect of the site acts as a barrier to dispersal from the waterbody to the south to the site. There is limited connectivity from the site to the southern waterbody due to the presence of the road. GCN and common amphibians are a constraint for the proposed works – See Section 4.1.	
Reptiles	<i>Adder, grass snake, slow worm and common lizard</i> : Wildlife and Countryside Act 1981 (as amended) Schedule 5; Natural Environment and Rural Communities 2006 Section 41.	Desk Study Two common lizard <i>Zootoca vivipara</i> records were returned from within 2km of the site and from the past 10 years. Both records were from 2016 and located 0.5km from the site. Field Survey Habitats on site were uniform and lacked the habitat mosaic preferred by reptile species. However, the areas where woodland edges border short sward grassland may provide sheltering and basking opportunities. Furthermore, the stone walled garden may act as artificial refugia for reptile species. Reptiles are a constraint for the proposed works – See Section 4.1.	Common lizard are included within the Cumbria LBAP.
Red Squirrel	Wildlife and Countryside Act 1981 (as amended) Schedule 5; Section 41 of the Natural Environment and Rural Communities Act (2006);	There were 60 records of red squirrel returned in the desk study, the closest being one observation adjacent to the south of the site and 18 records adjacent to the northeast boundary. No signs of red squirrel dreys were observed within the wet woodland, broadleaved woodland or trees on site. The woodland and trees offer suitability for foraging,	Local

Species	Legal Protection	Result	Importance Assessment
	Bern Convention Appendix III. Cumbria LBAP.	commuting and drey-building and are connected to other suitable habitat in the wider environment. Red squirrel may pose a constraint to proposed works on site – see Section 4.1.	
Hedgehog	Wildlife and Countryside Act 1981 (as amended) Schedule 6. Environment and Rural Communities 2006 Section 41. Cumbria LBAP.	There were 15 records for hedgehog returned during the desk study; the nearest record was an observation 0.02 km south. The wet woodland and broadleaved woodland on site have the potential to support foraging, hibernating, and commuting hedgehog, and have connectivity to other suitable habitats in the wider environment. Hedgehog may pose a constraint to proposed works on site – see Section 4.1.	Local
Invertebrates	Some invertebrates are protected under Conservation of Habitats and Species Regulations 2017 (as amended) and Wildlife and Countryside Act 1981 (as amended). Many invertebrates are also listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006).	Desk Study Six records of invertebrates from within 2km of the site and from the past 10 years were returned. These included one butterfly species and three moth species, namely: • Comma butterfly <i>Polygonia c-album</i> • Shaded broad-bar moth <i>Scotopteryx chenopodiata</i> • Garden tiger moth <i>Arctia caja</i> • Cinnabar moth <i>Tyria jacobaeae</i> The closest record was located 0.8km from the site and pertained to the comma butterfly observation in 2019. Similarly to birds above, it was noted during the desk study that relatively few records of invertebrates were returned. This has been appraised as likely a reflection of low levels of invertebrate survey effort in the area, rather than attributable to low quality habitat for invertebrates. Field Survey Other neutral grassland and modified grassland habitats on site will provide suitability for common invertebrate species. The majority of the modified grassland habitat on site is considered unsuitable for invertebrate species due to the short sward height. Therefore, invertebrates are not considered to be a constraint to the proposed works and they are not considered further within the report.	The three moth species are included within the UK BAP and Cumbria LBAP.

Species	Legal Protection	Result	Importance Assessment
Invasive species	Wildlife and Countryside Act 1981 (as amended) Schedule 9; The Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended); Environmental Protection Act 1990.	Desk Study No records of invasive non-native species (INNS) were returned from within 2km of the site and from the past 10 years. Field Survey Two stands of rhododendron <i>Rhododendron ponticum</i> (TN9 and TN18), were identified within the site. One stand of Japanese knotweed <i>Reynoutria japonica</i> (TN19) was observed adjacent to the site. The root system of Japanese knotweed can extend 7 metres horizontally from the plant. Therefore, it is likely that Japanese knotweed rhizosphere extends within the site boundary INNS are a constraint for the proposed works – See Section 4.1.	Local

3.4 BNG

3.4.1 Irreplaceable Habitats

Within the baseline habitat surveys, no irreplaceable habitats have been recorded on site, therefore no bespoke mitigation for irreplaceable habitats is proposed.

3.4.2 Pre-development Baseline Units

The baseline condition assessments for habitats and river units are provided in more detail in Appendix F.

The habitats present on site are shown in Table 6, alongside their distinctiveness and condition categories, with the total area of the habitats onsite (0.42 ha) providing 2.00 baseline biodiversity units.

The baseline linear biodiversity calculation for the watercourse present on site is shown in Table 7. There is a total of 0.12 km of watercourse habitat within the site, providing 0.08 baseline watercourse linear units.

Table 6: Pre-development Habitat Baseline Units

Habitat Type	Ref.	Area (ha)	Area Retained (ha)	Area Enhanced (ha)	Area Lost (ha)	Distinctive-ness	Condition	Strategic significance	Total habitat units
Grassland – Other neutral grassland	ON1	0.05	0	0	0.05	Medium	Poor	Low	0.20
Grassland – Other neutral grassland	ON2	0.06	0	0.06	0	Medium	Poor	Low	0.24
Grassland – Modified grassland	G1	0.06	0	0	0.06	Low	Moderate	Low	0.24
Grassland – Modified grassland	G2	0.02	0	0.02	0	Low	Poor	Low	0.04
Lakes – Ponds (non-priority habitat)	P1	0.02	0.02	0	0	Medium	Moderate	Low	0.16
Urban – Developed land; Sealed surface	Road	0.05	0.05	0	0	V. Low	N/A - Other	Low	0.00
Urban – Artificial unvegetated, unsealed surface	Existing carpark	0.01	0	0	0.01	V. Low	N/A - Other	Low	0.00

Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Habitat Type	Ref.	Area (ha)	Area Retained (ha)	Area Enhanced (ha)	Area Lost (ha)	Distinctive-ness	Condition	Strategic significance	Total habitat units
Woodland and forest – Other woodland; broadleaved	W1	0.06	0.06	0	0	Medium	Poor	Low	0.24
Woodland and forest – Wet woodland	W2	0.08	0	0.08	0	High	Poor	Low	0.48
Individual trees – Urban tree	T1, T2 and T3	0.05	0.05	0	0	Medium	Moderate	Low	0.05
Total units									2.00

Table 7: Pre-development Watercourse Units

River Type	Ref.	Length (km)	Length Retained (km)	Length Enhanced (km)	Length Lost (km)	Distinctiveness	Condition	Strategic significance	Total watercourse units
Ditches	D1	0.012	0	0	0.012	Medium	Moderate	Low	0.08
Total units:									0.08

3.4.3 Post Development Units

Post development habitats as shown in the Site Layout plan (Appendix B) have been split depending on whether they are to be retained, enhanced or created. On this basis, the post-development for onsite habitats value is calculated to be 2.24 habitat units and 0.09 watercourse units.

The habitats created and/or enhanced as part of the development are provided in Table 8 and Table 9, with watercourse units created on site shown in Table 10. Further details regarding retention, creation and enhancement proposals are outlined below.

Retention

The majority of the habitats within the wider site boundary will be retained. This includes

- Broadleaved woodland.
- Wet woodland.
- Other neutral grassland in the north of the site.
- The modified grassland road verges and the larger modified grassland area in the south of the site.
- The pond in the south of the site.
- The three urban trees, including T1 within the development boundary.
- The existing wall separating the site from the walled garden.

Creation

Created habitats within the development boundary include the carpark (proposed cell system with 50:50 grassland and geogrid, introduced shrub planting, new paving for pedestrian access and other neutral grassland (wildflower grassland)). In the wider site boundary created habitats include a new ditch within the wet woodland area.

Enhancement

Enhancement proposals include enhancement of the condition of the other neutral grassland in the north of the site from poor to moderate, of the poor modified grassland north of the wet woodland to moderate mixed scrub and the wet woodland from poor to moderate condition.

All creation and/or enhancement proposals are displayed in Figure 4. A retention plan is provided in Figure 5.

The proposed management regime for the created and enhanced habitats to reach their target condition in the specified timeframe is provided within Appendix G.

Table 8: Post-development Habitat units – Created

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units
Urban – Introduced shrub	0.02	Low	N/A Other	Area/compensation not in local strategy/ no local strategy	0.04
Grassland – Other neutral grassland	0.01	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.07
Urban – Artificial unvegetated; unsealed surface	0.04	V. Low	N/A Other	Area/compensation not in local strategy/ no local strategy	0.00
Urban – Developed land; sealed surface	0.02	V. Low	N/A Other	Area/compensation not in local strategy/ no local strategy	0.00
Grassland - Modified grassland	0.04	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.08
Total units					0.18

Table 9: Post-development Habitat units – Enhanced

Habitat Type	Baseline Ref.	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units
Grassland – Other neutral grassland	On1	0.06	Medium	Poor – Moderate	Area/compensation not in local strategy/ no local strategy	0.24
Grassland - Modified grassland	G2	0.02	Low	Poor – Moderate	Area/compensation not in local strategy/ no local strategy	0.04
Woodland and forest – Wet Woodland	W2	0.08	High	Poor – Moderate	Area/compensation not in local strategy/ no local strategy	0.48
Total units:						0.76

Table 10: Post-development Watercourse units – Created

Distington Walled Garden

Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Watercourse Type	Ref.	Length (km)	Distinctiveness	Condition	River encroachment	Riparian encroachment	Strategic significance	Total habitat units
Ditches	D2	0.019	Medium	Moderate	No encroachment	No encroachment	Area/compensation not in local strategy/ no local strategy	0.09
Total units:								0.09

3.4.4 Headline Results

The data used to inform the condition assessments for the habitats pre- and post-development and calculations from the Statutory Biodiversity are provided in Appendix F.

Headline habitat results are provided in Table 11. This shows that with the implementation of the habitats within the Post Development Habitat Plan (Figure 4), and achievement of the conditions as set out in Appendix F, the development proposals would likely result in a net gain of approximately 0.24 habitat units (+11.82%) and net gain of approximately 0.01 watercourse units (+13.23%).

Trading rules

The trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat. As per rule 1 of the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024a) “The trading rules of this biodiversity metric must be followed” and “if trading rules have not been satisfied, then a net gain in biodiversity cannot be claimed”. The trading rules for habitats and rivers are met.

Table 11: Headline Results

Project Stage	Habitat Type	Units
On-site baseline	Habitat units	2.00
	Watercourse units	0.08
On site post-intervention	Habitat units	2.24
	Watercourse units	0.09
On site Total net unit change	Habitat units	0.24
	Watercourse units	0.01
Total percentage change	Habitat units	11.82%
	Watercourse units	13.23%
Trading rules met?		YES

4.0 RECOMMENDATIONS

4.1 MITIGATION AND FURTHER SURVEY

All of the works outlined below in Table 12 should be assumed as likely requirements to inform the planning application.

Where species such as bats and great crested newts may potentially be impacted, further surveys are likely to be required to fully inform the proposals, mitigation, and, if necessary, a European Protected Species Licence (EPSL) to allow actions that would otherwise be illegal.

Table 12. Mitigation and Further Survey / Assessment

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
Designated sites	The site is within 3.2km of Solway Firth SPA, 4.4km of River Derwent and Bassenthwaite Lake SAC, and 8.6km of River Ehen SAC. The site has no functionally linked habitat to the designated sites above. There are six locally designated sites within 2km, including four CWS and two SRV's. The closest CWS is Alcan Wildlife Area 0.3km from site and the closest SRV is MP K3 (4) 1.2km from site.	Standard measures to reduce noise, dust, etc to be included within a Construction Environmental Management Plan (CEMP) in accordance with British Standard BS42020:2013.	Retention of wet woodland, broadleaved woodland and walls will allow continued species connectivity through the site, and connection to the Distington Beck to the north and surrounding woodland.
Habitats	The retention plan (Figure 5) shows the area of other neutral grassland to the south and parcel of modified grassland to the north as being lost. However, the remainder of the site is planned to be retained, with the areas of modified grassland to be enhanced to scrub habitat and wet woodland to be enhanced. The current proposals achieve a net gain of	Habitat management tasks are likely to be required and legally secured (e.g. through Conservation covenant or S106 agreement, to be determined by the LPA) for up to 30 years post-development in order for retained and created habitats to reach and be maintained in target condition. Habitat prescriptions should be captured within a Habitat Management and Monitoring Plan	Addition of new native habitats within the site (other neutral grassland, modified grassland and ditches). The site could be enhanced by a design that demonstrates a higher percentage biodiversity net gain than required under the Local Plan. Biodiversity could be improved further by planting additional species and through habitat creation.

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
	11.82% for habitat units and 13.23% for watercourse units. The current plans are in line with the current NPPF policy and meets 10% net gain in biodiversity units as per the Environment Act 2021 (Appendix C).	(https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain), to be prepared by an Ecologist.	Habitats on site to be enhanced are other neutral grassland, modified grassland, and wet woodland. These habitats are to be enhanced using native species. Any stands of rhododendron within the woodland are to be removed.
Badger	A pre-commencement walkout for badger is required on and within 50m of the site prior to the works.	As the site contains areas of suitable habitat for foraging within woodland, grassland and sett creation within the wider habitats, it is recommended that precautionary working measures to avoid accidental harm to badgers and other mammals are followed during the construction phase: • During construction, any trenches, ditched and holes dug on site should either be backfilled overnight, covered, or left with a suitable ramp in place when the site is un-occupied to allow any mammals to escape if they become trapped. • Any excavations should be checked every morning prior to commencing to works to confirm the absence of badgers. • Any pipes stored or being installed on site should be capped to reduce the risk of animals climbing into them. Should an active sett be identified during the pre-commencement survey, it should be retained under the final development plan and an appropriate buffer zone should be implemented whereby no construction works can take place. If this is not possible, appropriate mitigation would be required to enable the existing sett to be closed	The site should be enhanced by including native fruit and nut producing species within the landscaping to increase the food availability and protective cover for wildlife moving through the site.

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
		under a licence from Natural England. The standard licence period for badger sett closure is between 1st July to 30th November inclusive in any given year.	
Bats	Bats are fully protected under the Habitats Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Further assessment is required to inform the proposals and any licensing requirements. Roosting Trees and the wall on the western boundary within the site offer bat roosting potential. If plans involve the removal of any mature trees or proposed tree works (i.e. crown lifts) or disturbing activities (such as night-working or vibrations) within 20 m of trees with bat roost potential, then a detailed Ground Level Tree Assessment (GLTA) will be required to determine the suitability for roosting bats. An endoscopic survey to be undertaken by a suitably qualified and licenced person is required on the brick wall structure. Foraging And Commuting The site is considered to be small in nature and have limited potential for foraging and commuting bats, therefore no further surveys are recommended.	Roosting Mitigation measures and any licensing requirements to be determined following the further assessments and specified within a bat survey report. If roosting bats are found, a European Protected Species (EPS) mitigation licence will be needed if proposed work will have impacts on EPS that would otherwise be illegal. The applicant may apply to the Statutory Nature Conservation Organisation, SNCO, (Natural England) with the assistance of an Ecologist for an EPS Licence. Three licensing routes are available, a standard EPSML or site registration under a Bat Mitigation Class License (BMCL) or Bat Earned Recognition Licence (BER). It is solely at the discretion of Natural England if a licence can be granted for a site. An EPSML using any route can be applied for once planning permission has been granted, 3 to 12 weeks before demolition works are due to commence. Natural England aim to decide whether to issue a EPSL within 30 working days of receiving an application, but this can take significantly longer. Bats in trees It is recommended that all trees with the potential to support roosting bats are retained and protected on site.	Further enhancements will be provided following the further assessments and outlined within a bat survey report.

Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
		Foraging and Commuting A sensitive lighting scheme should be devised for the development, that avoids lighting sensitive receptors (mature trees and vegetated corridors). Technology such as cowl and hoods that limit light spill, timers and sensors should be used to minimise disturbance where lighting cannot be avoided, this should be design in conjunction with (ILP, 2023).	
Birds	Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended), while Schedule 1 species are further protected meaning it is an offence to disturb individuals of these species when they are 'at or near' an active nest.	Woodland and scattered trees to be retained within the development, wherever possible. It is recommended that all ground clearance works are undertaken outside of the nesting bird season (generally accepted as March to September inclusive). If this is not possible, a nesting bird check undertaken by a suitably qualified ecologist will be required to take place 24 hours prior to clearance works.	Enhancements can be implemented on site by erecting bird boxes on existing mature trees. Enhancement of the site through planting of native trees or hedgerow (in line with the BNG requirement) would provide further nesting opportunities, while grassland enhancement may increase the site's value for ground nesting birds.
GCN and Common Amphibians	GCN are fully protected under the Habitats Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). The site contained a pond and there were five suitable waterbodies within 500 m which could support GCN, common toad and other common amphibians. The woodland and taller grassland communities onsite, could also support amphibians during their terrestrial phase. Further assessment of these waterbodies (environmental DNA survey) is required to determine the presence of likely absence	Mitigation measures and any licensing requirements to be determined following the further assessments,	Further enhancements will be provided following the further assessments and outlined within a GCN eDNA survey report.

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
	of GCN, and to determine whether an EPSL is required to allow works to proceed legally. eDNA survey to be carried out between mid-April and June. Alternatively, as the site is within a green zone, and there is potential for GCN to be impacted, a District Level Licence for great crested newts may be appropriate, whereby survey data is not required to inform the licence application, and mitigation measures are provided through financial contributions (https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes-for-developers).		
Reptiles	Reptiles are protected from killing and injuring under the Wildlife and Countryside Act 1981 (as amended), and listed in the NERC Act, 2006. The site contains suitable habitat for reptiles, however due to the size of the proposed lost habitat and low records of reptiles returned from the desk study, it is considered unlikely that the plans will impact the local reptile population.	A CEMP should include appropriate precautionary working measures for reptiles. These measures should include: Appropriate storage of materials on site, as to not create refugia opportunities for animals, not allowing water to pool on site and provision for animals to escape from excavations. All excavations should be checked for the presence of animals prior to works commencing. Removal of refugia should take place outside of the reptile hibernation season (October – March inclusive).	Enhancement measures to be confirmed following further survey.
Red Squirrel	No further survey required.	Any conifer trees on site to be retained to maintain suitable drey building habitat for red squirrel.	Installation of a red squirrel box on a suitably located mature tree within the wet woodland

Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
		A pre-works check for squirrel dreys and feeding signs a minimum of three months before works commence. The CEMP should include appropriate precautionary working measures for red squirrel.	or broadleaved woodland (not along the roadside boundary).
Hedgehog	No further survey required.	To avoid harm to hedgehogs during the construction phase of the development, it is recommended that a search by hand for hedgehogs is carried out immediately prior to removing any dense vegetation and brash piles. This can be completed by site staff but is recommended to be restricted to periods where hedgehogs are likely to be active if possible (April-October). If any hedgehogs are found, they should be moved to a safe area away from the development works, or, if hibernating, taken to a local hedgehog rescue centre. During construction, good practice working methods are recommended, including back-filling or coverage of excavations when not in use and checking the site / stored materials at the beginning of each day. Alternatively, means of escape (such as a wooden ramp) could be provided. Similarly open pipe works are recommended to be capped when not in use, to prevent entry of wildlife.	The inclusion of native trees and shrubs with a diverse structure within the landscape design, and retention of cut vegetation in brash piles at the site's peripheries will contribute to the resource available to hedgehogs for sheltering and hibernation (operational phase, when risks of harm from construction activities have ceased). Hedgehog Highways (a 13 cm x 13 cm hole) should be created in fencing to facilitate hedgehog commuting.
Invasive species	Given the small extent of the site, the extent and location of INNS was captured during the site visit. Although the Japanese knotweed was recorded outside of the RLB, given its proximity it is considered likely that the	General precautionary measures to prevent the introduction and spread of INNS should be undertaken (such as clean, check, dry policy for tools and machinery before entering site), as outlined in an associated CEMP. Toolbox talks should be conducted prior to works to ensure the contractors are aware of the	Rhododendron is present within the site, with Japanese knotweed present adjacent to the site. Eradication of INNS is considered an enhancement.

Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
	root system has already spread within the site. It is recommended that specialist contractor control / eradication plan is created and adhered to for the removal of rhododendron and Japanese knotweed.	potential for invasive species on site. Best working methods, including pollution prevention methods, should be outlined in the CEMP to limit the spread of invasive plant species. In the event an invasive species is identified at any point during the works, findings should be reported to a suitably licenced Ecologist. Specialist contractor control / eradication plan, no work buffer zones with fencing, consider controlled waste disposal requirement.	

4.2 BNG DISCUSSION

4.2.1 Significant on-site enhancements

Significant on-site enhancements are defined as areas of habitat enhancement which contribute significantly to the proposed development's BNG relative to the biodiversity value before development. Retention of existing habitat does not count as an on-site enhancement. Below are listed the significant on-site enhancements proposed for the site.

- The retained wet woodland will be enhanced from poor to moderate (Appendix F). Non-native *Rhododendron ponticum* shrubs will be removed and replaced with understory planting with native tree species. There is already standing water within the woodland and the new ditch will be cited in this area. Parts of the ditch will be planted and other areas left bare and allowed to colonise naturally. This will improve the structural complexity of the woodland and create more niches for animals to use.
- The creation of scrub on the northern edge of the wet woodland will buffer the woodland from the road and create edge habitats for invertebrates.
- The grassland in the north of the site will be managed as a wildflower meadow with yearly cutting and arisings removal. The grassland should be monitored and plug planting or the introduction of yellow rattle can be used to diversify the grassland in larger years.

Through the implementation of the above enhancements, all trading rules will be satisfied. Additionally, any recommendations detailed within the PEA sections of this report should be integrated into the Habitat Monitoring and Mitigation Plan (HMMP).

The maintenance of these significant enhancements must be secured with a legal agreement (planning condition, planning obligation or conservation covenant) for 30 years. Cumberland Council will consider the most appropriate mechanism, and this will be agreed at the planning permission stage.

4.2.2 Best Practice Principles

As per the Biodiversity Net Gain: Good Practice Principles for Development (Baker, J., Hoskin, R., & Butterworth, T, 2019) and British Standards Institute (BSI) 8683 – “*Process for Designing and Implementing Biodiversity Net Gain*” (BSI, 2013), the proposed development has been designed in accordance with the following key principles:

Principle 1: Apply the Mitigation Hierarchy

Avoidance:

Habitats within the wider boundary will be retained and mature tree T1 has been incorporated into the Site Layout (Appendix B).

Minimise:

Steps have been taken to minimise the visual impact of the carpark and blend it into the surroundings. This has been done by using a cell system which includes grass, instead of tarmac and shrub planting has been incorporated into the final design (Appendix B).

Restoration:

The wet woodland area will be enhanced through invasives control and planting of native trees.

Compensation:

To compensate for the loss of the ditch within the development boundary a new ditch will be created within the wet woodland.

Principle 2: Avoid Losing Biodiversity that Cannot be Offset by Gains Elsewhere

Irreplacable habitats are not present on site nor to be indirectly impacted by the proposed development, therefore this principle does not apply.

Principle 3: Be Inclusive and Equitable

As part of this BNG assessment, Tetra Tech have engaged with Cumberland Council to achieve a net gain.

Principle 4: Address Risk

As part of this BNG assessment, Cumberland Council have been engaged to address potential risks at a early stage, primarily around the retention of the highest quality habitats on site, such as the mature trees.

Principle 5: Make a Measurable Net Gain Contribution

The site has achieved a measurable net gain for biodiversity, achieving a proposed 11.82 % net gain in habitat units and 13.23 % net gain in watercourse units.

Principle 6: Achieve the Best Outcomes for Biodiversity

The site has achieved the best outcome for biodiversity in line with the current site proposals through enhancing existing habitats within the wider site boundary.

Principle 7: Be Additional

The site has achieved additionality through achieving a net gain greater than the 10 % target.

Principle 8: Create a Net Gain Legacy

The site will achieve a net gain legacy through the production of a HMMP that details the management required to meet the conditions of the habitats as detailed within this BNG assessment. The HMMP will be secured by a planning condition relating to the proposed development.

Principle 9: Optimise Sustainability

The site has aimed to optimise sustainability through retaining existing boundary features on site. In addition, the proposed grass-cell parking substrate provides a semi-natural solution, rather than using hardstanding.

Principle 10: Be Transparent

The BNG assessment outlines all methodology used to achieve a net gain for this proposed development, including baseline data, how this was recorded and how BNG has been designed into the scheme.

5.0 CONCLUSIONS

PEA

The development proposals are considered to have a negligible impact on the statutory designated sites due to the limited scope and duration of works. Further assessment is not required.

The site has the potential to support several protected species including badger, roosting, commuting and foraging bats, breeding birds, GCN, common toad and common amphibians, reptiles, red squirrel, and hedgehog. There is also a stand of rhododendron on site and Japanese knotweed adjacent to the site thus invasive plant species will need to be considered under a biosecurity plan before works commence.

Key recommendations of the report are:

- Retain existing habitats (wet woodland, broadleaved woodland and walls) where possible;
- The site will require a Habitat Management and Monitoring Plan;
- Further surveys are required, including GLTA and endoscopy of the wall on the western boundary for bats, and GCN eDNA survey;
- Pre-commencement checks for badger and red squirrel;
- Works undertaken during the nesting bird season (usually considered to be March to September inclusive) risks disturbing bird nests. Vegetation clearance and groundwork should be preceded by a nesting bird check; if nesting birds are found, active nests must remain undisturbed in situ;
- Refugia on site including brash piles, log piles and debris are to be hand searched prior to clearance and sheltering wildlife such as reptiles or hedgehogs moved to a safe location away from the works area. It is recommended that clearance of refugia is undertaken at a time of year when sheltering hedgehogs are most likely to be active, i.e. April to October;
- Good practice measures (such as covering excavations or providing means of escape) are recommended to prevent entrapment of wildlife;
- Trees with the potential to support roosting bats are recommended to be retained and protected. Should works such as felling, pruning or crown lifting be required, bat surveys and potentially a subsequent EPS licence application (dependant on findings) is likely to be required;
- Higher value habitats such as trees and woodland are recommended to be retained and protected where possible;
- Site staff are to be vigilant for invasive species and report any findings immediately;
- A sensitive lighting scheme should be developed for the site that minimises disturbance to sensitive ecological receptors (e.g. woodland, trees and bat boxes); and,
- A CEMP is recommended with the aim of minimising indirect impacts such as dust, runoff, noise and lighting, and spread of invasive plants to ecologically important features.

BNG

The current proposals achieve a net gain of 11.82% for habitat units and 13.23% for watercourse units. As the biodiversity net gain assessment shows that the current post development layout will achieve a net gain in habitat and watercourse units and trading rules are met, it is considered that this meets the current

NPPF policy relating to biodiversity net gain and meets 10% net gain in biodiversity units as per the Environment Act 2021, as set out in appendix C.

The biodiversity net gain assessment is considered to meet the current local planning policy relating to ecology, as set out in appendix C.

It is recommended that a HMMP is devised for the site to cover a 30-year period, post construction, and includes management prescriptions that aim to achieve and maintain the target condition for each habitat type set out in the Metric. The Statutory Biodiversity Metric condition sheets should be used to inform this management plan, and any monitoring.

Should there be any changes to the landscape proposals on site, these will need to be reflected within an update to this BNG assessment.

Provided the measures within this report for further survey and mitigation can be adopted, it is anticipated that a design could be brought forward for this site that would be compliant with current local and national biodiversity planning policy.

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FIGURES

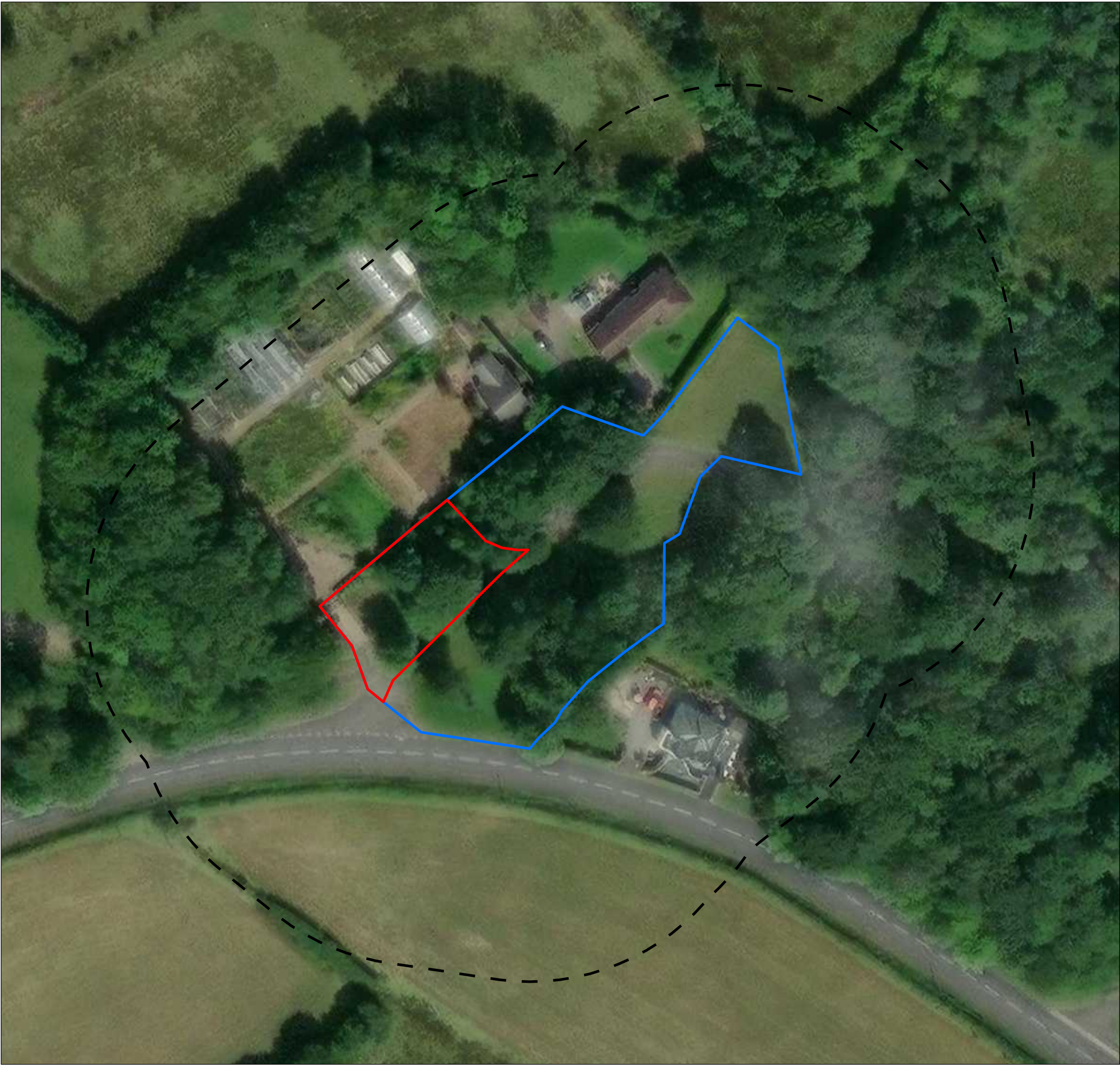
Figure 1 – Site Location Plan

Figure 2 – UK Hab Habitat Classification Plan

Figure 3 – Pre-Development Habitat Plan

Figure 4 – Post-Development Habitat Plan

Figure 5 – Retention Plan



Site Location Plan

Distington Walled Garden



Cumberland Council

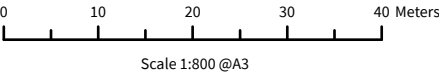
Legend

-  Development Boundary
-  Wider Site Boundary
-  50m Badger Survey Area

Notes:

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Figure No. 1
Revision No. A
15 October 2024



British National Grid
NGR: 301549E 523841N

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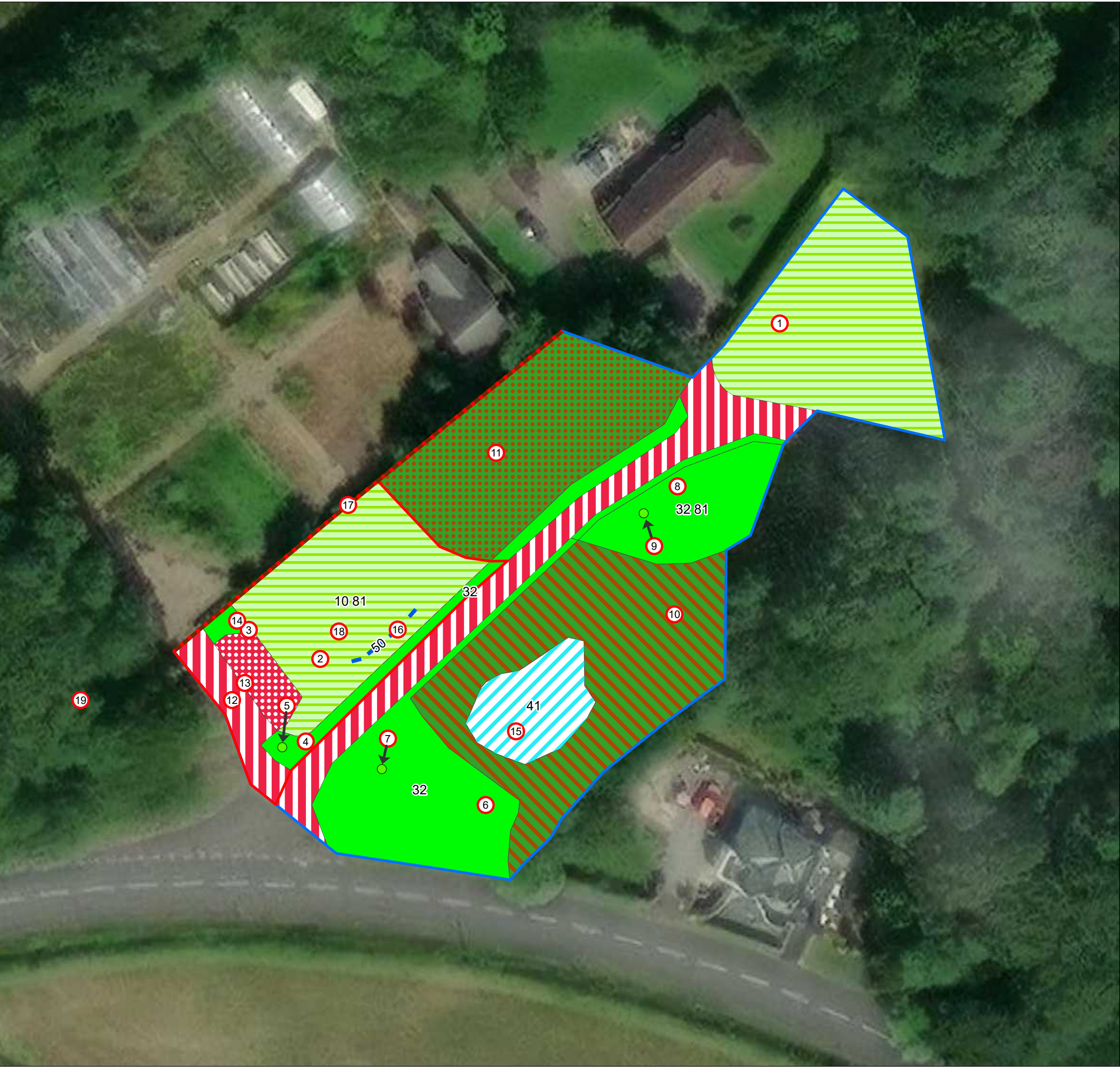




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UK Hab Habitat Classification Plan

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Legend

- Development Boundary
- Wider Site Boundary
- g3c - Other neutral grassland
- g4 - Modified grassland
- r1 - Standing open water and canals
- u1b - Developed land, sealed surface
- u1c - Artificial unvegetated unsealed surface
- w1d - Wet woodland
- w1g - Other woodland, broadleaved
- r1g - Other Standing Water
- u1e - Built linear feature
- Urban Tree
- Target notes

Symbology defined by UK Habs. <https://ukhab.org/ukhab-documentation/>

Notes:

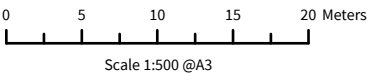
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Figure No. 2

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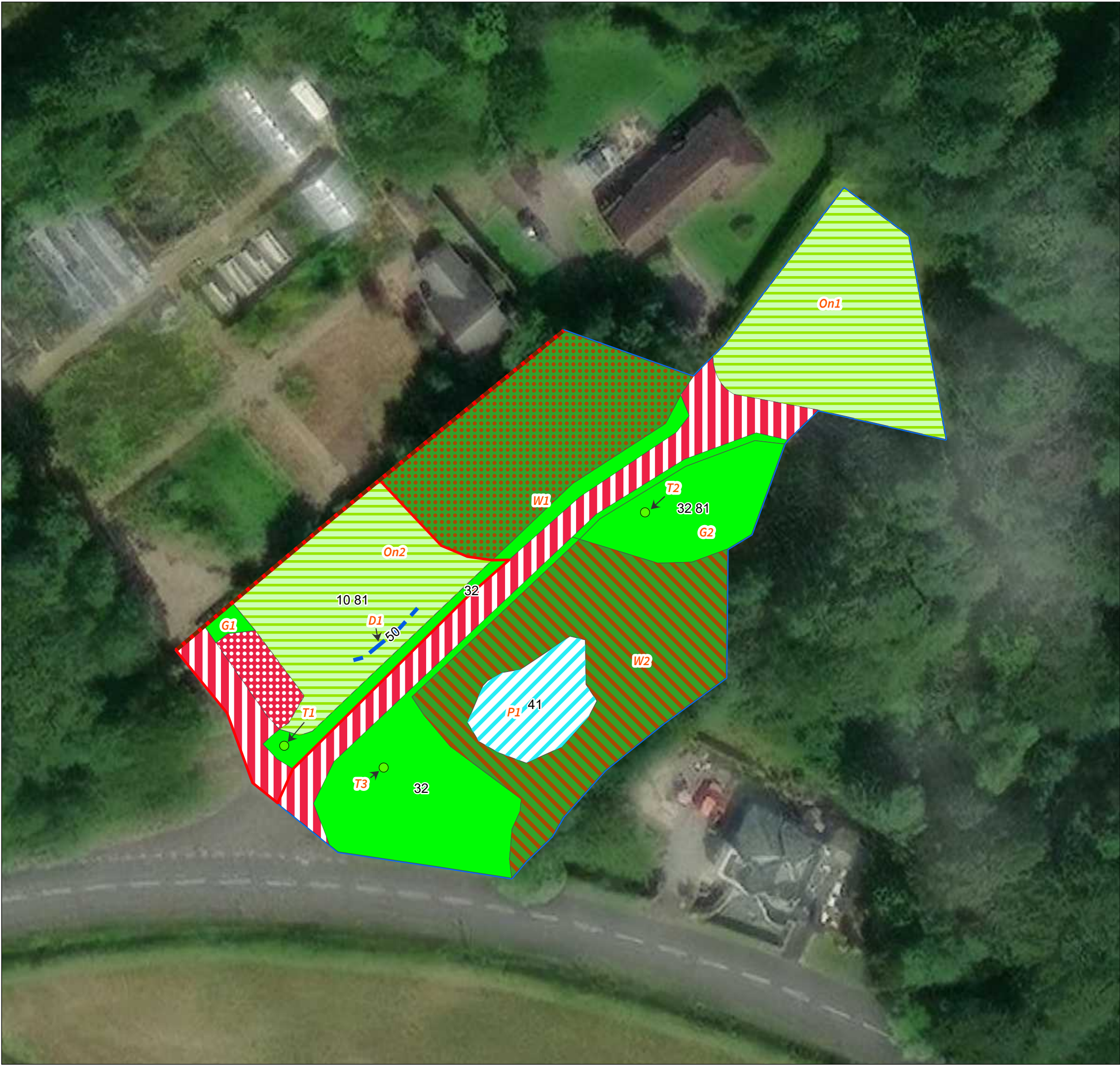
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Pre-Development Habitat Plan
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Legend

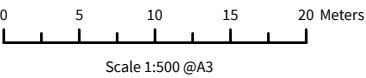
- Development Boundary
- Wider Site Boundary
- g3c - Other neutral grassland
- g4 - Modified grassland
- r1 - Standing open water and canals
- u1b - Developed land, sealed surface
- u1c - Artificial unvegetated unsealed surface
- w1d - Wet woodland
- w1g - Other woodland, broadleaved
- r1g - Other Standing Water
- u1e - Built linear feature
- Urban Tree
- Habitat Reference Codes

Secondary Codes:
10 Scattered Shrub
32 Scattered Trees
41 Pond (Non-Priority)
50 Ditch
81 Ruderal or Ephemeral

Notes: Symbology defined by UK Habs. <https://ukhab.org/ukhab-documentation/>

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Figure No. 3
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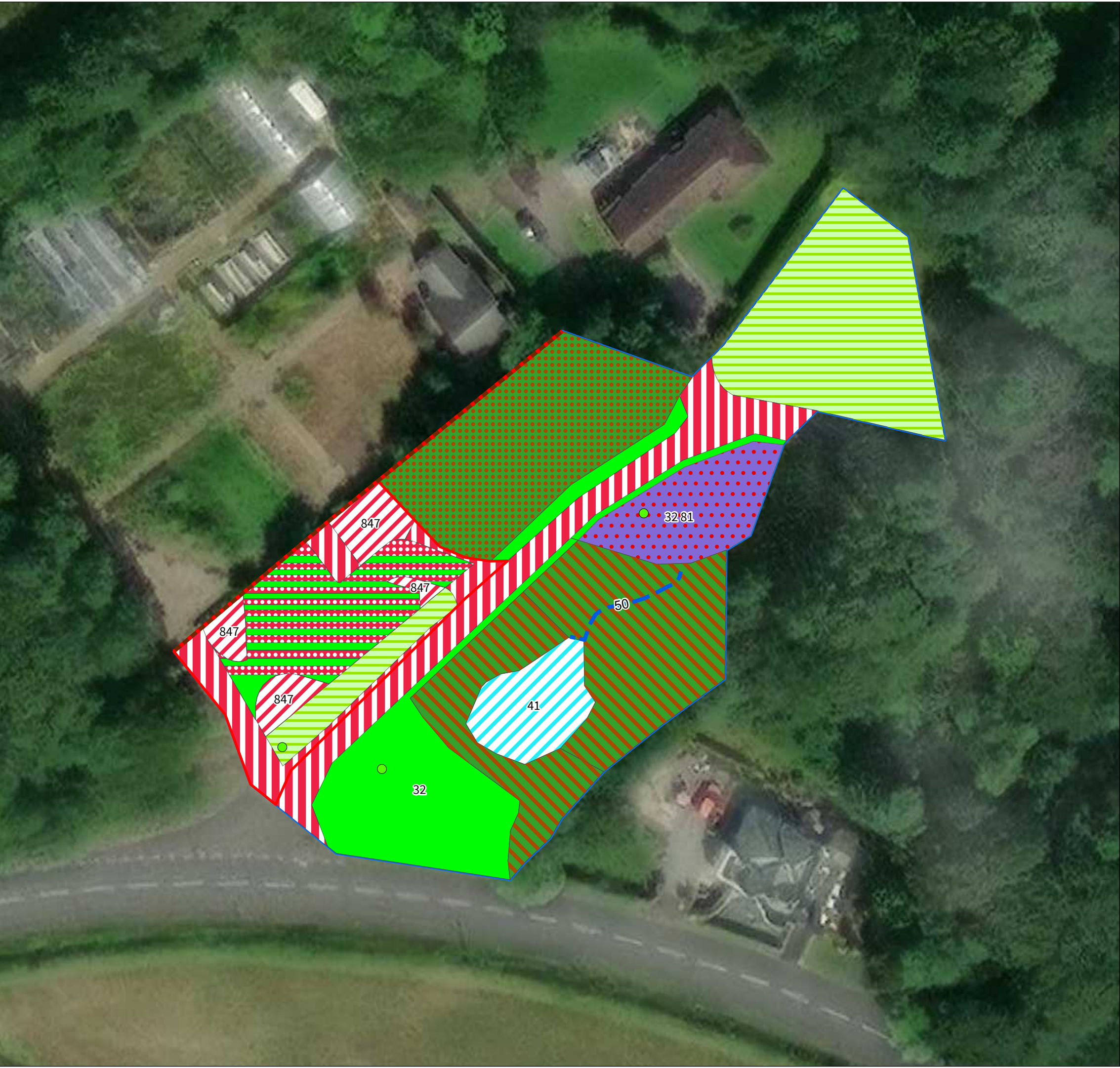




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Post-Development Habitat Plan
Distington Walled Garden



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Legend

- Development Boundary
- Wider Site Boundary
- g3c - Other neutral grassland
- g4 - Modified grassland
- h3h - Mixed scrub
- r1 - Standing open water and canals
- u1- Built-up areas and gardens
- u1b - Developed land, sealed surface
- w1d - Wet woodland
- w1g - Other woodland, broadleaved
- Proposed Cell System with Grass (50/50 Area Split)
 - g4 - Modified grassland
 - u1c - Artificial unvegetated unsealed surface
 - r1g - Other Standing Water
 - u1e - Built linear feature
- Urban Tree

Secondary Codes:
32 Scattered Trees
41 Pond (Non-Priority)
50 Ditch
81 Ruderal or Ephemeral
847 Introduced Shrub

Notes: Symbology defined by UK Habs. <https://ukhab.org/ukhab-documentation/>

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Figure No. 4
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0 5 10 15 20 Meters
Scale 1:500 @A3

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Retention Plan

Distington Walled Garden

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Legend

 Development Boundary

 Wider Site Boundary

Retention Classification

 Enhanced

 Lost

 Retained

 Created

 Lost

 Retained

Notes:

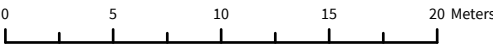
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Figure No. 5

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22 October 2024



Scale 1:350 @A3

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APPENDICES

APPENDIX A: REPORT CONDITIONS

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The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections'. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

Tetra Tech reserves the right to share this Report and any related materials, surveys, drawings and/or documents at any time with the relevant Local Ecological Records Centre (LERC), any relevant statutory body or any equivalent organisation as Tetra Tech may reasonably require from time-to-time.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

APPENDIX B: DRAWING 2409.01A PROPOSED CAR PARK DISTINGTON WALLED GARDEN

DISTINGTON WALLED GARDEN

EXISTING WOODLAND

Existing stone feature to be refurbished. Central infill to be removed and new gate to be installed.

Proposed paved area either side of new pedestrian entrance

Existing stone wall and railing

Existing concrete access road

Existing gate

ONE WAY

ONE WAY

ONE WAY

Proposed tarmac apron

Proposed dropped kerb

Proposed 'One Way' sign

Proposed 'No Entry' sign

Proposed cell system filled with topsoil and grass seeded.

Proposed knee rail

Proposed wildflora seeding

Existing tree retained and protected during construction.

Existing tarmac

Existing drop kerb

KEY

EXISTING

Woodland / tree

PROPOSED

Cell System with grass

Paving

Kerb/ Drop kerb

Tarmac

Knee rail

Shrub and groundcover planting

Wildflora seeding

GENERAL NOTES

1. Site boundary indicative only.
2. Do not scale from this drawing. The accuracy of this plan cannot be guaranteed.
3. This drawing is copyright of Leeming Associates Ltd.
4. Setting out of all elements to be agreed on site with the CA before construction commences.
5. Any discrepancies to be reported to the Landscape Architect before work starts.

Issue	Revision	Date
A	Layout amended. New pedestrian entrance.	March 24

landscpe architecture
garden design
environmental planning

LEEMING ASSOCIATES

43 Cleveland Terrace
Darlington DL3 7HD
t:01325 481511
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Client
Cumberland Council

Project
**Proposed Car Park
Distington Walled Garden**

Drawing
Site Layout

Date	Scale
Feb 2023	1:200@A3

Drawing Number
2409.01A

Note:
Only figured dimensions to be used.
All dimensions and setting out to be checked on site.
Refer any query to Leeming Associates.

PROPOSED

10



A graph of the linear function $y = 2x + 10$ on a Cartesian coordinate system. The line has a positive slope and passes through the points $(-5, 0)$ and $(0, 10)$. The x-axis and y-axis are labeled from -10 to 10.



1. Site boundary indicative only.
2. Do not scale from this drawing. The accuracy of this plan cannot be guaranteed.
3. This drawing is copyright of Leeming Associates Ltd.
4. Setting out of all elements to be agreed on site with the CA before construction commences.
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t:01325 481511
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Cumberland Council

Proposed Car Park Distington Walled Garden

Site Layout

Date	Scale
Feb 2023	1:200@A3

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2409.01A

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All dimensions and setting out to be checked on site.
Refer any query to Leeming Associates.

APPENDIX C: KEY LEGISLATION

Habitats Directive

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, or the 'Habitats Directive', is a European Union directive adopted in 1992 in response to the Bern Convention. Its aims are to protect approximately 220 habitats and 1,000 species listed in its several Annexes.

In the UK, the Habitats Directive is transposed into national law via the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales, and via the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland.

Birds Directive

The EC Directive on the Conservation of Wild Birds (79/409/EEC) or 'Birds Directive' was introduced to achieve favourable conservation status of all wild bird species across their distribution range. In this context, the most important provision is the identification and classification of Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex 1 of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance.

Conservation of Habitats and Species Regulations 2017 (as amended)

Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I or II of the Habitats Directive respectively) to the European Commission. These sites, if ratified by Ministers, are then designated as Special Protection Areas (SPAs) within six years. Public bodies must also help preserve, maintain and re-establish habitats for wild birds.

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details:

<https://www.legislation.gov.uk/uksi/2018/1307/note/made>

The 2019 amendments related to the EU exit. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change.– see here for full details:

<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

The Regulations make it an offence to deliberately capture, kill, disturb or trade in the animals listed in Schedule 2, or pick, uproot, destroy, or trade in the plants listed in Schedule 5.

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times.

The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird.

Or to intentionally do the following to a wild bird listed in Schedule 1:

- disturbs any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird.

In addition, the Act makes it an offence (subject to exceptions) to:

- intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;
- interfere with places used for shelter or protection, or intentionally disturbing animals occupying such places; and
- The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Finally, the Act also makes it an offence (subject to exceptions) to: intentionally pick, uproot or destroy any wild plant listed in Schedule 8, or any seed or spore attached to any such wild plant; unless an authorised person, intentionally uproot any wild plant not included in Schedule 8; or sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Following all amendments to the Act, Schedule 5 'Animals which are Protected' contains a total of 154 species of animal, including several mammals, reptiles, amphibians, fish and invertebrates. Schedule 8 'Plants which are Protected' of the Act, contains 185 species, including higher plants, bryophytes and fungi and lichens. A comprehensive and up-to-date list of these species can be obtained from the JNCC website.

Part 14 of the Act makes unlawful to plant or otherwise cause to grow in the wild any plant which is listed in Part II of Schedule 9.

It is recommended that plant material of these species is disposed of as bio-hazardous waste, and these plants should not be used in planting schemes.

Environment Protection Act 1990

Distington Walled Garden

Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

The Act imposes a classification of soil and other waste containing viable propagules of invasive non-native plant species as controlled waste. This has been applied to Japanese Knotweed *Reynoutria japonica*, with the result that waste containing this species must be disposed of in accordance with the duty of care set out in section 34 of the Act.

Protection of Badgers Act 1992

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to: wilfully kill, injure, take or attempt to kill, injure or take a badger; dig for a badger; interfere with a badger sett by, damaging a sett or any part thereof, destroying a sett, obstructing access to a sett, causing a dog to enter a sett or disturbing a badger while occupying a sett.

The 1992 Act defines a badger sett as: “any structure or place which displays signs indicating current use by a badger”.

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

Hedgerow Regulations 1997

The Hedgerow Regulations were made under Section 97 of the Environment Act 1995 and came into force in 1997. They introduced new arrangements for local planning authorities in England and Wales to protect important hedgerows in the countryside, by controlling their removal through a system of notification. Important hedgerows are defined by complex assessment criteria, which draw on biodiversity features, historical context and the landscape value of the hedgerow.

Birds of Conservation Concern

This is a review of the status of all birds occurring regularly in the United Kingdom. It is regularly updated and is prepared by leading bird conservation organisations, including the British Trust for Ornithology (BTO), Joint Nature Conservation Committee (JNCC) and The Royal Society for the Protection of Birds (RSPB).

The latest report was produced in 2021 (Eaton *et al*, 2021) and identified 70 red list species, 103 amber species, and 72 green species. The criteria are complex, but generally:

Red list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of more than 50% in the last 25 years.

Amber list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of between 25% and 50% in the last 25 years. Species that have a UK breeding population of less than 300 or a non-breeding population of less than 900 individuals are also included, together with those whose 50% of the population is localised in 10 sites or fewer and those whose 20% of the European population is found in the UK.

Green list species are all regularly occurring species that do not qualify under any of the red or amber criteria are green listed.

Global IUCN Red List

The International Union for Conservation of Nature (IUCN) Threatened Species was devised to provide a list of those species that are most at risk of becoming extinct globally. It provides taxonomic, conservation status and distribution information about threatened taxa around the globe.

The system catalogues threatened species into groups of varying levels of threat, which are: Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CE), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), Data Deficient (DD), Not Evaluated (NE). Criteria for designation into each of the categories is complex, and consider several principles.

Local Biodiversity Action Plan (LBAP)

Local Biodiversity Action Plans (LBAPs) identify habitat and species conservation priorities at a local level (typically County by County) and are usually drawn up by a consortium of local Government organisations and conservation charities. Although they are no-longer managed at a national level many are still reviewed and updated at a local level.

The Cumbria Biodiversity Action Plan (CBAP) was launched in 2001; SAPs were drawn up for 21 species and HAPs were drawn up for 19 habitats. Following the UKBAP review in 2007, the CBAP was reviewed in 2009 and it was decided to include all habitats and species which are listed as HPI and SPI under the NERC Act 2006. A list of all 268 SPI which occur in Cumbria is provided at:

<https://www.cumbriawildlifetrust.org.uk/sites/default/files/cumbria%20bap%20species%20updated%20list%202009%20web.pdf>

The original action plans for Cumbria were further reviewed as part of the Cumbria Biodiversity Evidence Base (CBEB) and detailed statements have been prepared for 11 species/species groups (Table 9) and 21 habitats (Table 10). For the purposes of this report, the species and habitats listed in the following tables are considered to represent the current CBAP:

Distington Walled Garden

Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

LBAP SAPs

Species Action Plans	
Atlantic salmon, <i>Salmo salar</i>	Otter, <i>Lutra lutra</i>
Bats, <i>Chiroptera</i>	Red squirrel, <i>Sciurus vulgaris</i>
Brown hare, <i>Lepus europaeus</i>	Reptiles
Common toad, <i>Bufo bufo</i>	Small blue butterfly, <i>Philotiella speciosa</i>
Curlew, <i>Numenius arquata</i>	Small heath butterfly, <i>Coenonympha pamphilus</i>
European eel, <i>Anguilla anguilla</i>	Spotted flycatcher, <i>Muscicapa striata</i>
Great crested newt, <i>Triturus cristatus</i>	Wall butterfly, <i>Lasiommata megera</i>
Hedgehog, <i>Erinaceus europaeus</i>	Water vole, <i>Avicola amphibius</i>
House sparrow, <i>Passer domesticus</i>	White-clawed crayfish <i>Austropotamobius pallipes</i>
Lesser redpoll, <i>Acanthis cabaret</i>	White-letter hairstreak, <i>Satyrrium w-album</i>

LBAP HAPs

Habitats Action Plans	
Bogs	Hedgerows
Calaminarian Grasslands	Lakes, Ponds and Tarns
Calcareous Grassland	Lowland Dry Acid Grassland
Coastal and Floodplain Grazing Marsh	Montane Habitats
Coastal Habitats Above High Water	Open Mosaic Habitats on Previously Developed Land
Coastal Intertidal Habitats	Rivers
Coastal Subtidal Habitats	Rock Habitats
Fen, Marsh and Swamp	Saline Lagoons
Hay Meadows and Pastures	Semi-Natural Woodland
Heathland	Traditional Orchards
Wood-Pasture and Parkland	-

It should be noted that the existence of a SAP or HAP does not always infer an elevated level importance for those features. These plans may be designed to encourage an increase in these habitats/species, rather than to protect a county-scarce feature (for example).

Wild Mammals (Protection) Act 1996

This Act offers protection to all wild species of mammals, irrespective of other legislation, and focussed on animal welfare, rather than conservation.

Unless covered by one of the exceptions, a person is guilty of an offence if he mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering.

It's application is typically restricted to preventing deliberate harm to wildlife (in general) during construction works etc.

National Planning Policy Framework

National Planning Policy Framework (NPPF) is the top tier of planning policy. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to 'Conserving and enhancing the natural environment'.

Relevant policies in relation to planning application include Paragraphs:

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

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or

noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

185. 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.

186. 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.” – see here for full details:

<https://www.gov.uk/guidance/national-planning-policy-framework>

APPENDIX D: TARGET NOTES & SURVEY DATA

Target Note	Description	Photos																																																			
TN1	g3c - Other neutral grassland Height: 10-30cm Cover: 100% Mown once a year. Uniform in structure. Would benefit from arisings removal and additional meadow management. Species List: <table> <tr> <th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr> <tr> <td>Cat's-ear</td><td><i>Hypochaeris radicata</i></td><td>5 - Rare</td></tr> <tr> <td>Common knapweed</td><td><i>Centaurea nigra</i></td><td>5 - Rare</td></tr> <tr> <td>Marsh thistle</td><td><i>Cirsium palustre</i></td><td>5 - Rare</td></tr> <tr> <td>St John's-wort</td><td><i>Hypericum sp.</i></td><td>5 - Rare</td></tr> <tr> <td>Creeping buttercup</td><td><i>Ranunculus repens</i></td><td>3 - Frequent</td></tr> <tr> <td>Bog stitchwort</td><td><i>Stellaria alsine</i></td><td>4 - Occasional</td></tr> <tr> <td>Hairy sedge</td><td><i>Carex hirta</i></td><td>4 - Occasional</td></tr> <tr> <td>Perennial rye-grass</td><td><i>Lolium perenne</i></td><td>4 - Occasional</td></tr> <tr> <td>Red fescue</td><td><i>Festuca rubra</i></td><td>4 - Occasional</td></tr> <tr> <td>Yorkshire-fog</td><td><i>Holcus lanatus</i></td><td>3 - Frequent</td></tr> <tr> <td>Common bird's-foot trefoil</td><td><i>Lotus corniculatus</i></td><td>5 - Rare</td></tr> <tr> <td>Dandelion</td><td><i>Taraxacum agg.</i></td><td>5 - Rare</td></tr> <tr> <td>Germander speedwell</td><td><i>Veronica chamaedrys</i></td><td>5 - Rare</td></tr> <tr> <td>Meadow buttercup</td><td><i>Ranunculus acris</i></td><td>5 - Rare</td></tr> <tr> <td>Silverweed</td><td><i>Potentilla anserina</i></td><td>5 - Rare</td></tr> <tr> <td>White clover</td><td><i>Trifolium repens</i></td><td>5 - Rare</td></tr> </table>	Common Name	Latin Name	Dafor	Cat's-ear	<i>Hypochaeris radicata</i>	5 - Rare	Common knapweed	<i>Centaurea nigra</i>	5 - Rare	Marsh thistle	<i>Cirsium palustre</i>	5 - Rare	St John's-wort	<i>Hypericum sp.</i>	5 - Rare	Creeping buttercup	<i>Ranunculus repens</i>	3 - Frequent	Bog stitchwort	<i>Stellaria alsine</i>	4 - Occasional	Hairy sedge	<i>Carex hirta</i>	4 - Occasional	Perennial rye-grass	<i>Lolium perenne</i>	4 - Occasional	Red fescue	<i>Festuca rubra</i>	4 - Occasional	Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent	Common bird's-foot trefoil	<i>Lotus corniculatus</i>	5 - Rare	Dandelion	<i>Taraxacum agg.</i>	5 - Rare	Germander speedwell	<i>Veronica chamaedrys</i>	5 - Rare	Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare	Silverweed	<i>Potentilla anserina</i>	5 - Rare	White clover	<i>Trifolium repens</i>	5 - Rare	
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TN2	g3c – Other neutral grassland 81 Ruderal / ephemeral 10 Scattered scrub Height: 10cm -2m Cover: 90% Area was cleared to bare ground with shrub removal (rhododendron). Over summer this has colonized with ruderals. Rough underfoot. Woody refuse and stumps. Limited suitability for common lizard, although not a mosaic so not ideal. Scrub is box and alder. Nesting birds are a consideration. Species List: <table> <tr> <th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr> <tr> <td>Great willowherb</td><td><i>Epilobium hirsutum</i></td><td>2 - Abundant</td></tr> <tr> <td>Creeping buttercup</td><td><i>Ranunculus repens</i></td><td>3 - Frequent</td></tr> <tr> <td>Bramble</td><td><i>Rubus fruticosus agg.</i></td><td>4 - Occasional</td></tr> <tr> <td>Common nettle</td><td><i>Urtica dioica</i></td><td>4 - Occasional</td></tr> <tr> <td>False oat-grass</td><td><i>Arrhenatherum elatius</i></td><td>4 - Occasional</td></tr> <tr> <td>Hogweed</td><td><i>Heracleum sphondylium</i></td><td>4 - Occasional</td></tr> <tr> <td>Perennial rye-grass</td><td><i>Lolium perenne</i></td><td>4 - Occasional</td></tr> <tr> <td>Rhododendron</td><td><i>Rhododendron ponticum</i></td><td>4 - Occasional</td></tr> <tr> <td>Amphibious bistort</td><td><i>Persicaria amphibia</i></td><td>5 - Rare</td></tr> <tr> <td>Common knapweed</td><td><i>Centaurea nigra</i></td><td>5 - Rare</td></tr> <tr> <td>Common ragwort</td><td><i>Jacobaea vulgaris</i></td><td>5 - Rare</td></tr> <tr> <td>Lesser burdock</td><td><i>Arctium minus</i></td><td>5 - Rare</td></tr> <tr> <td>Oxeye daisy</td><td><i>Leucanthemum vulgare</i></td><td>5 - Rare</td></tr> </table>	Common Name	Latin Name	Dafor	Great willowherb	<i>Epilobium hirsutum</i>	2 - Abundant	Creeping buttercup	<i>Ranunculus repens</i>	3 - Frequent	Bramble	<i>Rubus fruticosus agg.</i>	4 - Occasional	Common nettle	<i>Urtica dioica</i>	4 - Occasional	False oat-grass	<i>Arrhenatherum elatius</i>	4 - Occasional	Hogweed	<i>Heracleum sphondylium</i>	4 - Occasional	Perennial rye-grass	<i>Lolium perenne</i>	4 - Occasional	Rhododendron	<i>Rhododendron ponticum</i>	4 - Occasional	Amphibious bistort	<i>Persicaria amphibia</i>	5 - Rare	Common knapweed	<i>Centaurea nigra</i>	5 - Rare	Common ragwort	<i>Jacobaea vulgaris</i>	5 - Rare	Lesser burdock	<i>Arctium minus</i>	5 - Rare	Oxeye daisy	<i>Leucanthemum vulgare</i>	5 - Rare	
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Perennial rye-grass	<i>Lolium perenne</i>	4 - Occasional																																										
Rhododendron	<i>Rhododendron ponticum</i>	4 - Occasional																																										
Amphibious bistort	<i>Persicaria amphibia</i>	5 - Rare																																										
Common knapweed	<i>Centaurea nigra</i>	5 - Rare																																										
Common ragwort	<i>Jacobaea vulgaris</i>	5 - Rare																																										
Lesser burdock	<i>Arctium minus</i>	5 - Rare																																										
Oxeye daisy	<i>Leucanthemum vulgare</i>	5 - Rare																																										

Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

	<table> <tr> <td>Red clover</td><td><i>Trifolium pratense</i></td><td>5 - Rare</td></tr> <tr> <td>Wild angelica</td><td><i>Angelica sylvestris</i></td><td>5 - Rare</td></tr> <tr> <td>Yarrow</td><td><i>Achillea millefolium</i></td><td>5 - Rare</td></tr> </table> British National Grid (m): 301517E, 523825N WGS84 (Lat/Long): 54.6°N, -3.526°E	Red clover	<i>Trifolium pratense</i>	5 - Rare	Wild angelica	<i>Angelica sylvestris</i>	5 - Rare	Yarrow	<i>Achillea millefolium</i>	5 - Rare																												
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TN3	g4 Modified grassland Height: 1-5cm Cover: 90% Frequently mown grassland verge, ruderal species on boundary by wall. Species List: <table> <tr> <th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr> <tr> <td>Yorkshire-fog</td><td><i>Holcus lanatus</i></td><td>2 - Abundant</td></tr> <tr> <td>Rough meadow-grass</td><td><i>Poa trivialis</i></td><td>3 - Frequent</td></tr> <tr> <td>White clover</td><td><i>Trifolium repens</i></td><td>3 - Frequent</td></tr> <tr> <td>Dandelion</td><td><i>Taraxacum agg.</i></td><td>4 - Occasional</td></tr> <tr> <td>Red fescue</td><td><i>Festuca rubra</i></td><td>4 - Occasional</td></tr> <tr> <td>Common nettle</td><td><i>Urtica dioica</i></td><td>5 - Rare</td></tr> <tr> <td>Common ragwort</td><td><i>Jacobaea vulgaris</i></td><td>5 - Rare</td></tr> <tr> <td>Creeping buttercup</td><td><i>Ranunculus repens</i></td><td>5 - Rare</td></tr> <tr> <td>Greater plantain</td><td><i>Plantago major</i></td><td>5 - Rare</td></tr> <tr> <td>Male-fern</td><td><i>Dryopteris filix-mas</i></td><td>5 - Rare</td></tr> <tr> <td>Selfheal</td><td><i>Prunella vulgaris</i></td><td>5 - Rare</td></tr> </table> British National Grid (m): 301507E, 523829N WGS84 (Lat/Long): 54.6°N, -3.5261°E	Common Name	Latin Name	Dafor	Yorkshire-fog	<i>Holcus lanatus</i>	2 - Abundant	Rough meadow-grass	<i>Poa trivialis</i>	3 - Frequent	White clover	<i>Trifolium repens</i>	3 - Frequent	Dandelion	<i>Taraxacum agg.</i>	4 - Occasional	Red fescue	<i>Festuca rubra</i>	4 - Occasional	Common nettle	<i>Urtica dioica</i>	5 - Rare	Common ragwort	<i>Jacobaea vulgaris</i>	5 - Rare	Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare	Greater plantain	<i>Plantago major</i>	5 - Rare	Male-fern	<i>Dryopteris filix-mas</i>	5 - Rare	Selfheal	<i>Prunella vulgaris</i>	5 - Rare	
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Selfheal	<i>Prunella vulgaris</i>	5 - Rare																																				
TN4	g4 Modified grassland 32 Scattered trees Height: 2-10cm Cover: 95% Similar in structure and composition to other area. Single sycamore at carpark end. Some small																																					

	pavement sections comprising tarmac and brick paving. Bare ground in places, looks like damage from people parking on verge. Species List: <table> <tr> <th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr> <tr> <td>Perennial rye-grass</td><td><i>Lolium perenne</i></td><td>3 - Frequent</td></tr> <tr> <td>White clover</td><td><i>Trifolium repens</i></td><td>3 - Frequent</td></tr> <tr> <td>Yorkshire-fog</td><td><i>Holcus lanatus</i></td><td>3 - Frequent</td></tr> <tr> <td>Daisy</td><td><i>Bellis perennis</i></td><td>4 - Occasional</td></tr> <tr> <td>Red fescue</td><td><i>Festuca rubra</i></td><td>4 - Occasional</td></tr> <tr> <td>Germander speedwell</td><td><i>Veronica chamaedrys</i></td><td>5 - Rare</td></tr> </table> British National Grid (m): 301511E, 523819N WGS84 (Lat/Long): 54.5999°N, -3.526°E	Common Name	Latin Name	Dafor	Perennial rye-grass	<i>Lolium perenne</i>	3 - Frequent	White clover	<i>Trifolium repens</i>	3 - Frequent	Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent	Daisy	<i>Bellis perennis</i>	4 - Occasional	Red fescue	<i>Festuca rubra</i>	4 - Occasional	Germander speedwell	<i>Veronica chamaedrys</i>	5 - Rare	
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TN5	g4 Modified grassland 32 Scattered trees Urban tree (T1) Sycamore. Height 13m Size: Medium (50cm dbh) PRF's present. Three pruning cuts on side of tree started to rot from centre frass inside. Fourth cut largely entire with peeling bark. Tree to be retained. British National Grid (m): 301512E, 523819N WGS84 (Lat/Long): 54.5999°N, -3.526°E																						

		
TN6	g4 - Modified grassland 32 Scattered trees Height: 1-5cm Cover: 100% Species List:	

Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

	<table> <tr> <th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr> <tr> <td>Perennial rye-grass</td><td><i>Lolium perenne</i></td><td>3 - Frequent</td></tr> <tr> <td>White clover</td><td><i>Trifolium repens</i></td><td>3 - Frequent</td></tr> <tr> <td>Yorkshire-fog</td><td><i>Holcus lanatus</i></td><td>3 - Frequent</td></tr> <tr> <td>Daisy</td><td><i>Bellis perennis</i></td><td>4 - Occasional</td></tr> <tr> <td>Red fescue</td><td><i>Festuca rubra</i></td><td>4 - Occasional</td></tr> <tr> <td>Germander speedwell</td><td><i>Veronica chamaedrys</i></td><td>5 - Rare</td></tr> </table> British National Grid (m): 301543E, 523815N WGS84 (Lat/Long): 54.5999°N, -3.5256°E	Common Name	Latin Name	Dafor	Perennial rye-grass	<i>Lolium perenne</i>	3 - Frequent	White clover	<i>Trifolium repens</i>	3 - Frequent	Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent	Daisy	<i>Bellis perennis</i>	4 - Occasional	Red fescue	<i>Festuca rubra</i>	4 - Occasional	Germander speedwell	<i>Veronica chamaedrys</i>	5 - Rare	
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Germander speedwell	<i>Veronica chamaedrys</i>	5 - Rare																					
TN7	g4 Modified grassland 32 Scattered trees Urban tree (T3) Italian alder Size: Medium (38cm dbh) No PRF's. British National Grid (m): 301539E, 523805N WGS84 (Lat/Long): 54.5998°N, -3.5256°E	 																					
TN8	g4 - Modified grassland 32 - Scattered trees 81- Ruderal/ephemeral																						

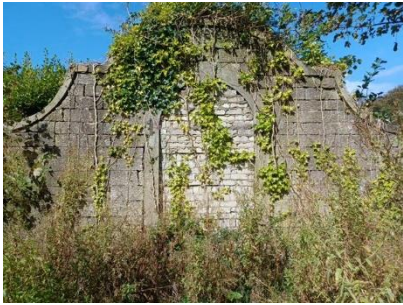
	Height: 20-1m Cover: 100% Species List: <table> <tr> <th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr> <tr> <td>Creeping buttercup</td><td><i>Ranunculus repens</i></td><td>2 - Abundant</td></tr> <tr> <td>Soft rush</td><td><i>Juncus effusus</i></td><td>3 - Frequent</td></tr> <tr> <td>Yorkshire-fog</td><td><i>Holcus lanatus</i></td><td>3 - Frequent</td></tr> <tr> <td>Alder</td><td><i>Alnus glutinosa</i></td><td>4 - Occasional</td></tr> <tr> <td>Common bent</td><td><i>Agrostis capillaris</i></td><td>4 - Occasional</td></tr> <tr> <td>Hairy sedge</td><td><i>Carex hirta</i></td><td>4 - Occasional</td></tr> <tr> <td>Meadow buttercup</td><td><i>Ranunculus acris</i></td><td>4 - Occasional</td></tr> <tr> <td>Common knapweed</td><td><i>Centaurea nigra</i></td><td>5 - Rare</td></tr> <tr> <td>Lesser stitchwort</td><td><i>Stellaria graminea</i></td><td>5 - Rare</td></tr> <tr> <td>Selfheal</td><td><i>Prunella vulgaris</i></td><td>5 - Rare</td></tr> <tr> <td>Wild angelica</td><td><i>Angelica sylvestris</i></td><td>5 - Rare</td></tr> </table> British National Grid (m): 301565E, 523848N WGS84 (Lat/Long): 54.6002°N, -3.5252°E	Common Name	Latin Name	Dafor	Creeping buttercup	<i>Ranunculus repens</i>	2 - Abundant	Soft rush	<i>Juncus effusus</i>	3 - Frequent	Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent	Alder	<i>Alnus glutinosa</i>	4 - Occasional	Common bent	<i>Agrostis capillaris</i>	4 - Occasional	Hairy sedge	<i>Carex hirta</i>	4 - Occasional	Meadow buttercup	<i>Ranunculus acris</i>	4 - Occasional	Common knapweed	<i>Centaurea nigra</i>	5 - Rare	Lesser stitchwort	<i>Stellaria graminea</i>	5 - Rare	Selfheal	<i>Prunella vulgaris</i>	5 - Rare	Wild angelica	<i>Angelica sylvestris</i>	5 - Rare	
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TN9	g4 - Modified grassland 32 - Scattered trees 81- Ruderal/ephemeral (T2) European lime tree Size: Medium (46cm dbh) Suitable for bird nesting but no PRFs. Tree tag 2045. British National Grid (m): 301562E, 523845N WGS84 (Lat/Long): 54.6002°N, -3.5253°E																																					

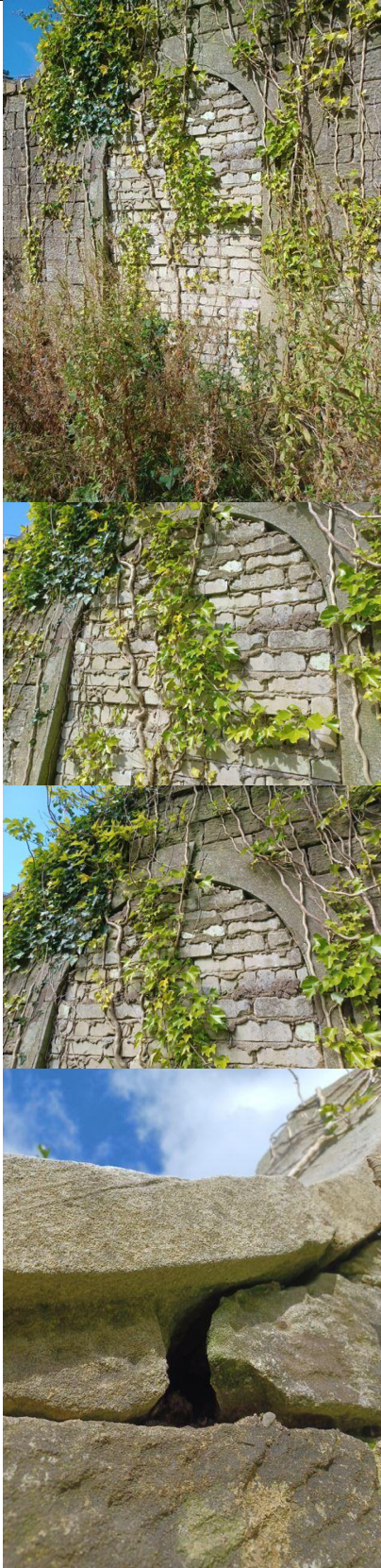
		
TN10	w1d - Wet woodland Canopy Height: 15m Cover: 60% Shrub layer Height: 7m Cover: 25% Ground flora Height: 2 – 50cm Cover 75% Wet woodland surrounding pond and willow Carr. Standing water in woodland and damp underfoot. Ground flora is nettles, creeping buttercup and ivy. Rhododendron present. British National Grid (m): 301579E, 523860N WGS84 (Lat/Long): 54.6003°N, -3.525°E Species List:	

	<table><tr><th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr><tr><td>Ash</td><td><i>Fraxinus excelsior</i></td><td>3 - Frequent</td></tr><tr><td>Bramble</td><td><i>Rubus fruticosus agg.</i></td><td>3 - Frequent</td></tr><tr><td>Rhododendron</td><td><i>Rhododendron ponticum</i></td><td>3 - Frequent</td></tr><tr><td>Common nettle</td><td><i>Urtica dioica</i></td><td>3 - Frequent</td></tr><tr><td>Willow</td><td><i>Salix sp.</i></td><td>3 - Frequent</td></tr><tr><td>Alder</td><td><i>Alnus glutinosa</i></td><td>5 - Rare</td></tr><tr><td>Spruce</td><td><i>Picea sp.</i></td><td>5 - Rare</td></tr><tr><td>Broad buckler fern</td><td><i>Dryopteris dilatata</i></td><td>5 - Rare</td></tr><tr><td>Sycamore</td><td><i>Acer pseudoplatanus</i></td><td>5 - Rare</td></tr></table>	Common Name	Latin Name	Dafor	Ash	<i>Fraxinus excelsior</i>	3 - Frequent	Bramble	<i>Rubus fruticosus agg.</i>	3 - Frequent	Rhododendron	<i>Rhododendron ponticum</i>	3 - Frequent	Common nettle	<i>Urtica dioica</i>	3 - Frequent	Willow	<i>Salix sp.</i>	3 - Frequent	Alder	<i>Alnus glutinosa</i>	5 - Rare	Spruce	<i>Picea sp.</i>	5 - Rare	Broad buckler fern	<i>Dryopteris dilatata</i>	5 - Rare	Sycamore	<i>Acer pseudoplatanus</i>	5 - Rare	
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Sycamore	<i>Acer pseudoplatanus</i>	5 - Rare																														
TN11	w1g - Broadleaved woodland Canopy Height: 15m Cover: 80% Shrub layer Height: 6m Cover: 15% Ground flora Height: 1-1.5m Cover: 100% Strip of woodland along road. Planted not semi natural. Blue tit, coal tit, speckled wood. Occasional large stumps present. Species List: <table><tr><th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr><tr><td>Ash</td><td><i>Fraxinus excelsior</i></td><td>3 - Frequent</td></tr><tr><td>Bramble</td><td><i>Rubus fruticosus agg.</i></td><td>3 - Frequent</td></tr><tr><td>Common ivy</td><td><i>Hedera helix</i></td><td>3 - Frequent</td></tr><tr><td>Male-fern</td><td><i>Dryopteris filix-mas</i></td><td>3 - Frequent</td></tr><tr><td>Portuguese laurel</td><td><i>Prunus Lusitanica</i></td><td>3 - Frequent</td></tr><tr><td>Rhododendron</td><td><i>Rhododendron ponticum</i></td><td>3 - Frequent</td></tr></table>	Common Name	Latin Name	Dafor	Ash	<i>Fraxinus excelsior</i>	3 - Frequent	Bramble	<i>Rubus fruticosus agg.</i>	3 - Frequent	Common ivy	<i>Hedera helix</i>	3 - Frequent	Male-fern	<i>Dryopteris filix-mas</i>	3 - Frequent	Portuguese laurel	<i>Prunus Lusitanica</i>	3 - Frequent	Rhododendron	<i>Rhododendron ponticum</i>	3 - Frequent										
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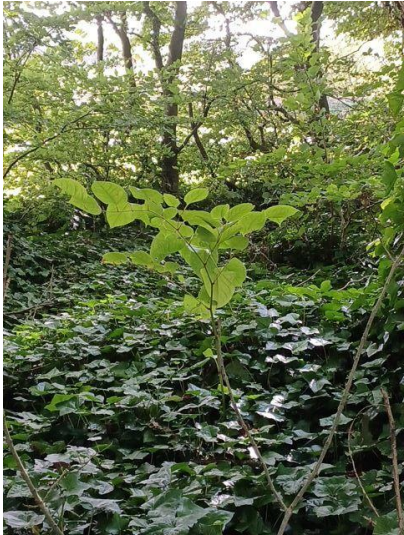
Distington Walled Garden
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	<table> <tr> <td>Rubus sp.</td><td>A bramble</td><td>4 - Occasional</td></tr> <tr> <td>Box</td><td><i>Buxus sempervirens</i></td><td>4 - Occasional</td></tr> <tr> <td>Cherry laurel</td><td><i>Prunus laurocerasus</i></td><td>4 - Occasional</td></tr> <tr> <td>Common nettle</td><td><i>Urtica dioica</i></td><td>4 - Occasional</td></tr> <tr> <td>Alder</td><td><i>Alnus glutinosa</i></td><td>5 - Rare</td></tr> <tr> <td>Great willowherb</td><td><i>Epilobium hirsutum</i></td><td>5 - Rare</td></tr> <tr> <td>Hedge woundwort</td><td><i>Stachys sylvatica</i></td><td>5 - Rare</td></tr> <tr> <td>Oak</td><td><i>Quercus sp.</i></td><td>5 - Rare</td></tr> <tr> <td>Sycamore</td><td><i>Acer pseudoplatanus</i></td><td>5 - Rare</td></tr> </table> British National Grid (m): 301540E, 523852N WGS84 (Lat/Long): 54.6002°N, -3.5256°E	Rubus sp.	A bramble	4 - Occasional	Box	<i>Buxus sempervirens</i>	4 - Occasional	Cherry laurel	<i>Prunus laurocerasus</i>	4 - Occasional	Common nettle	<i>Urtica dioica</i>	4 - Occasional	Alder	<i>Alnus glutinosa</i>	5 - Rare	Great willowherb	<i>Epilobium hirsutum</i>	5 - Rare	Hedge woundwort	<i>Stachys sylvatica</i>	5 - Rare	Oak	<i>Quercus sp.</i>	5 - Rare	Sycamore	<i>Acer pseudoplatanus</i>	5 - Rare	
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TN12	U1b Developed land sealed surface Hardstanding at entrance to garden British National Grid (m): 301505E, 523819N WGS84 (Lat/Long): 54.5999°N, -3.5261°E																												
TN13	u1c Artificial unvegetated unsealed surface Bare ground area with laid gravel used for parking. British National Grid (m): 301507E, 523822N WGS84 (Lat/Long): 54.5999°N, -3.5261°E																												
TN14	u1e Built linear feature Stone wall to 1m topped with iron railing to 1.2m. After 10m the wall section is taller to 1.5m to a total height of 2.7m. After 12m is the stone entrance way (TN17). British National Grid (m): 301506E, 523830N WGS84 (Lat/Long): 54.6°N, -3.5261°E																												

														
TN15	r1g - Other standing water 41 - Pond (non-priority) Pond 1 C30cm depth, appears clear and good quality, connected to wet woodland. Surrounded by woodland. One large alder in middle. Few emergent plants mainly woodland species on edge, bramble, broadleaved buckler fern, etc. British National Grid (m): 301539E, 523809N WGS84 (Lat/Long): 54.5998°N, -3.5256°E													
TN16	rg1- Other standing water 50 – Ditch Banks to 1m water c10cm deep, c12m long Could be an old track. Standing water at carpark end only. Likely ephemeral. Species List: <table border="1"> <thead> <tr> <th>Common Name</th><th>Latin Name</th><th>Dafor</th></tr> </thead> <tbody> <tr> <td>Great willowherb</td><td><i>Epilobium hirsutum</i></td><td>2 - Abundant</td></tr> <tr> <td>Creeping buttercup</td><td><i>Ranunculus repens</i></td><td>3 - Frequent</td></tr> <tr> <td>Soft rush</td><td><i>Juncus effusus</i></td><td>3 - Frequent</td></tr> </tbody> </table> British National Grid (m): 301526E, 523831N WGS84 (Lat/Long): 54.6°N, -3.5258°E	Common Name	Latin Name	Dafor	Great willowherb	<i>Epilobium hirsutum</i>	2 - Abundant	Creeping buttercup	<i>Ranunculus repens</i>	3 - Frequent	Soft rush	<i>Juncus effusus</i>	3 - Frequent	 
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Soft rush	<i>Juncus effusus</i>	3 - Frequent												
TN17	Stone walled garden entrance Wall 5m tall with ivy. Central section has been bricked up with mortar. Mortar is intact. Only feature appears to be gaps at top of arch. Mortar in main wall is also largely intact and crevasses are not deep. Some deeper cracks further up, including one I can fit my hand in. British National Grid (m): 301523E, 523842N WGS84 (Lat/Long): 54.6001°N, -3.5259°E													

		 The image block contains four photographs stacked vertically. The top three photographs show a stone wall covered in ivy, with a stone archway visible in the background. The bottom photograph shows a close-up of a stone archway with a small opening or niche.
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Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

		
TN18	<i>Rhododendron ponticum</i> Re-growing after cut. British National Grid (m): 301519E, 523828N WGS84 (Lat/Long): 54.6°N, -3.5259°E	
TN19	Japanese knotweed No badger signs in woodland adjacent to garden but Japanese knotweed present. British National Grid (m): 301485E, 523819N WGS84 (Lat/Long): 54.5999°N, -3.5265°E	

HSI ASSESSMENT

Waterbody - Wb1

Survey time & date - 10 September 2024 14:44

Surveyor - Elizabeth Ferrier

Waterbody Status - Present

HSI Category - Average

HSI Score - 0.69

Provisional HSI Score - 0.66

Map location	A	Fish population	Absent
Surface area shape	Irregular	Terrestrial habitat	Moderate
Surface area size (m ²)	166	Shade (%)	85
Dessication rate	Rarely	Macrophyte cover (%)	1
Water quality	Good	Pond density	10
Waterfowl	Minor	Notes	



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C30cm depth, appears clear and good quality, connected to wet woodland. Surrounded by woodland. One large alder in middle. Few emergent plants mainly woodland species on edge, bramble, broadleaved buckler fern, etc.

APPENDIX E: DETAILED BNG METHODOLOGY

HABITAT ASSESSMENT

Habitats

Pre-Development

The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023), referred to hereafter as UKHab. These habitats were assessed during the site survey and, where necessary, were updated to reflect the habitats as currently present on site. The pre-development habitats are shown in Figure 3. The area of identified habitats are calculated in hectares (ha) to two decimal places, ignoring linear features such as hedgerows or ditches (the area should be measured to the centre line of such features). The length of linear features (hedgerows and watercourses) was measured separately in kilometres (km) to two decimal places.

The habitats were converted into the Statutory Biodiversity Metric (Defra, 2024c), referred to hereafter as ‘the Metric’, from the UKHab classification as shown in Table E.1.

Table E.1: UKHab Code and Conversion into the Metric Category

UkHab Code and Secondary Codes	Corresponding BNG Metric Category
u1f Sparsely vegetated urban land	Sparsely vegetated land - Ruderal/Ephemeral
g3c – Other neutral grassland	Grassland – Other neutral grassland
g3c – Other neutral grassland 10 – Scattered scrub 81 – Ruderal or ephemeral	Individual tree – rural tree (medium)
g4 – Modified grassland	Grassland – Modified grassland
g4 – Modified grassland 32 Scattered trees	Individual tree – rural tree (medium)
g4 - Modified grassland 32 Scattered trees 81 Ruderal / ephemeral	Grassland – Modified grassland
W1d – wet woodland	Woodland and Forest – Wet Woodland
w1g – Other broadleaved woodland	Woodland and Forest – Other Woodland; Broadleaved
u1b – Developed land; sealed surface	Urban – Developed land; Sealed surface
u1c - Artificial unvegetated, unsealed surface	Urban – Artificial unvegetated; unsealed surface
u1e – Built linear feature	Not included

UKHab Code and Secondary Codes	Corresponding BNG Metric Category
r1g – Other standing water 41 – Pond (non-priority)	Lakes – Ponds (non-priority habitat)
r1g – Other standing water 50 – Ditch	Watercourses – Ditches

Post-Development

Each of the post-development habitats, as set out on the Post Development Plan (4) and Site Layout (Appendix B), were assigned a UKHab category which was considered to best represent the habitat present post-development, this was then converted to the Metric categories. See Figure 3 for the post-development habitats and Table 8 for the conversion categories.

Table E.2: Post-Development Landscaped Habitats and their Conversion into UKHab and BNG Category

Habitat Terminology on Drawing 2409.01A Proposed Car Park Distington Walled Garden (Appendix B) Drawing	UKHab Code	Corresponding BNG Metric Category
Cell system with grass	G4 Modified grassland / u1c Artificial unvegetated unsealed surface	50% Grassland – Modified grassland 50% Urban – Artificial unvegetated; unsealed surface
Paving	u1b – Developed land; sealed surface	Urban – Developed land; Sealed surface
Tarmac	u1b – Developed land; sealed surface	Urban – Developed land; Sealed surface
Shrub and ground cover planting	u1 -Built up areas and gardens 847 Introduced shrub	Urban – Introduced shrub
Wildflora seeding	g3c – Other neutral grassland	Grassland – Other neutral grassland

Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Defra, 2024a). The categories for distinctiveness within the Statutory Biodiversity Metric are shown within Table 9.

Table 9: Categories and Scores for Distinctiveness

Distinctiveness Category	Categories	Score
Very high	Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, for example blanket bog. Small amount of remaining habitat with a high proportion unprotected by designation. Critically Endangered European Red List habitats. Species-rich native hedgerow with trees - associated with bank or ditch.	8
High	Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action, for example lowland fens. Remaining Priority Habitats not in very high distinctiveness band and other Near Threatened and Vulnerable Red List habitats. Species-rich native hedgerow with trees; Species-rich native hedgerow - associated with bank or ditch; or Native hedgerow with trees - associated with bank or ditch.	6
Medium	Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit, for example mixed scrub. Arable field margins (Priority Habitat only). Species-rich native hedgerow; Native hedgerow - associated with bank or ditch; Native hedgerow with trees; Ecologically valuable line of trees; or Ecologically valuable line of trees - associated with bank or ditch.	4
Low	Habitat of limited biodiversity value for example temporary grass and clover ley. Agricultural and urban land of lower biodiversity value. Native hedgerow; Line of trees; or Line of trees - associated with bank or ditch.	2
Very low (Hedgerow module)	Non-native and ornamental hedgerow	1
Very low (area and watercourse module)	Little or no biodiversity value for example hard standing or sealed surface	0

Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric -The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

This approach determines how many of the condition criteria descriptions for each habitat type are met or are not met. For each habitat type, thresholds then apply for the numbers of condition criteria that must be met.

Conditions and associated scores in the Statutory Biodiversity Metric are as follows:

- Good: 3
- Fairly Good: 2.5

- Moderate: 2
- Fairly Poor: 1.5
- Poor: 1
- Condition Assessment N/A: 1
- N/A - Other: 0

Hedgerows and Line of Trees have a simplified condition assessment of Good, Moderate or Poor.

A number of lower distinctiveness habitats such as cropland, urban habitats and bramble scrub are assigned default values and do not require a detailed condition assessment. The details of all habitats, hedgerows and rivers which are automatically assigned a poor condition value are set out within the Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

The baseline condition assessment data can be found in Appendix F.

Strategic Significance

The Strategic Significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If an LNRS has not yet been published, if the site is identified within a local planning policy as a biodiversity and nature or green infrastructure improvement areas.

Strategic Significance scores in the Statutory Biodiversity Metric are detailed in Table 10.

Table 10: Strategic Significance and Corresponding Scores

Condition	Criteria Met	Score
High Strategic Significance	Where there is a published LNRS: • The location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • The intervention is consistent with the potential measure proposed for that location. or Where there is no published LNRS and the habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority.	1.15
Medium Strategic Significance	This category cannot be applied where the LNRS is published, or where the habitat and location is included within other strategic documents specified by the relevant planning authority. Users should: • Explain how the habitat type is ecologically important within a specific location	1.1

	• Demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • Use professional judgement	
Low Strategic Significance	Where the definitions for high and medium strategic significance are not met.	1

For further detail on the strategic significance for the site see Section 2.4.2.

Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

To take this into account, creation of a habitat which will take many years to get to target condition or is difficult to recreate would have a reduced biodiversity value compared to the same habitat already in situ. Therefore, to compensate for loss of that original habitat a larger area would be required as an offset.

Default values are provided for a range of habitats as part of the Metric. These may be altered if informed by knowledge of the site and proposed management prescriptions, as detailed within the habitat assessment tables. The habitat creation in advance or delay can be changed based on proposed timelines of the development, but this must be secured by a Habitat Management and Monitoring Plan (HMMP) and with agreement with the consenting authority.

APPENDIX F: BASELINE CONDITION ASSESSMENT DATA

Project Number 4-b069016	Site Name Distington walled garden	Date of Survey 10 September 2024	Surveyor Elizabeth Ferrier
Temperature 12°C	Cloud Cover 100%	Wind 3 - Gentle breeze	Precipitation Very light rain (<0.25mm/hr)

4. DITCH CONDITION SHEET

Habitat Reference: D1 Watercourse: Ditches			
Location		Photograph	
			
Habitat Description: Banks to 1m water c10cm deep, c12m long Could be an old track. Standing water at carpark end only. Likely ephemeral.			
Condition Assessment Criteria		Pass/Fail	Notes
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	PASS	Water is clear, with no obvious signs of pollution.
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	FAIL	Not more than 10 emergent species present, mainly creeping buttercup and great willowherb.
C	There is less than 10% cover of filamentous algae and or duckweed Lemna spp. (these are signs of eutrophication).	PASS	No lemna is present.
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	PASS	Yes vegetation all around the margin.
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	PASS	No evidence of damage.
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	FAIL	c.10cm depth at time of survey, likely ephemeral.
G	Less than 10% of the ditch is heavily shaded.	PASS	No trees are present.
H	There is an absence of non-native plant and animal species.	PASS	No INNS evident.
Number of criteria passed		6	
Condition Assessment Rating			

MODERATE CONDITION

Suggested enhancement interventions to improve condition score

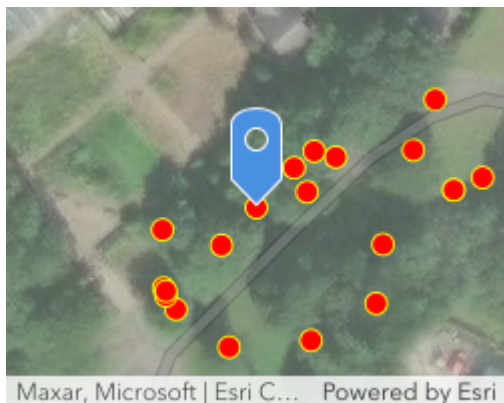
5. GRASSLAND LOW CONDITION SHEET

Habitat Reference: G1 Grassland: Modified grassland																									
Location	Photograph																								
 Maxar, Microsoft Esri C... Powered by Esri																									
Habitat Description:																									
Quadrat Data																									
G1_Q1																									
 Maxar, Microsoft Esri C... Powered by Esri																									
<table border="1"> <thead> <tr> <th>Common Name</th> <th>Latin Name</th> <th>DAFOR</th> </tr> </thead> <tbody> <tr> <td>Red fescue</td> <td><i>Festuca rubra</i></td> <td>3 - Frequent</td> </tr> <tr> <td>White clover</td> <td><i>Trifolium repens</i></td> <td>3 - Frequent</td> </tr> <tr> <td>Yorkshire-fog</td> <td><i>Holcus lanatus</i></td> <td>3 - Frequent</td> </tr> <tr> <td>Common mouse-ear</td> <td><i>Cerastium fontanum</i></td> <td>5 - Rare</td> </tr> <tr> <td>Dandelion</td> <td><i>Taraxacum agg.</i></td> <td>5 - Rare</td> </tr> <tr> <td>Germander speedwell</td> <td><i>Veronica chamaedrys</i></td> <td>5 - Rare</td> </tr> <tr> <td>Selfheal</td> <td><i>Prunella vulgaris</i></td> <td>5 - Rare</td> </tr> </tbody> </table>	Common Name	Latin Name	DAFOR	Red fescue	<i>Festuca rubra</i>	3 - Frequent	White clover	<i>Trifolium repens</i>	3 - Frequent	Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent	Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare	Dandelion	<i>Taraxacum agg.</i>	5 - Rare	Germander speedwell	<i>Veronica chamaedrys</i>	5 - Rare	Selfheal	<i>Prunella vulgaris</i>	5 - Rare	
Common Name	Latin Name	DAFOR																							
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Germander speedwell	<i>Veronica chamaedrys</i>	5 - Rare																							
Selfheal	<i>Prunella vulgaris</i>	5 - Rare																							
G1_Q2																									



Common Name	Latin Name	DAFOR
Yorkshire-fog	<i>Holcus lanatus</i>	2 - Abundant
White clover	<i>Trifolium repens</i>	3 - Frequent
Dandelion	<i>Taraxacum agg.</i>	4 - Occasional
Perennial rye-grass	<i>Lolium perenne</i>	4 - Occasional
Broad-leaved Dock	<i>Rumex obtusifolius</i>	5 - Rare
Common ragwort	<i>Jacobaea vulgaris</i>	5 - Rare
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Greater plantain	<i>Plantago major</i>	5 - Rare

G1_Q3



Common Name	Latin Name	DAFOR
Yorkshire-fog	<i>Holcus lanatus</i>	2 - Abundant
White clover	<i>Trifolium repens</i>	3 - Frequent
Perennial rye-grass	<i>Lolium perenne</i>	4 - Occasional
Broad-leaved Dock	<i>Rumex obtusifolius</i>	5 - Rare
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Dandelion	<i>Taraxacum agg.</i>	5 - Rare
Herb-Robert	<i>Geranium robertianum</i>	5 - Rare
Silverweed	<i>Potentilla anserina</i>	5 - Rare
Wavy bitter-cress	<i>Cardamine flexuosa</i>	5 - Rare

G1_Q4

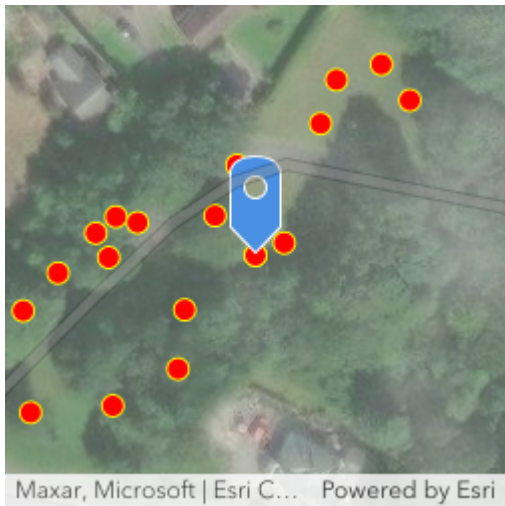
			
Common Name		Latin Name	DAFOR
Perennial rye-grass		<i>Lolium perenne</i>	3 - Frequent
Yorkshire-fog		<i>Holcus lanatus</i>	3 - Frequent
Creeping buttercup		<i>Ranunculus repens</i>	4 - Occasional
Dandelion		<i>Taraxacum agg.</i>	4 - Occasional
Germander speedwell		<i>Veronica chamaedrys</i>	4 - Occasional
White clover		<i>Trifolium repens</i>	4 - Occasional
Herb-Robert		<i>Geranium robertianum</i>	5 - Rare
Selfheal		<i>Prunella vulgaris</i>	5 - Rare

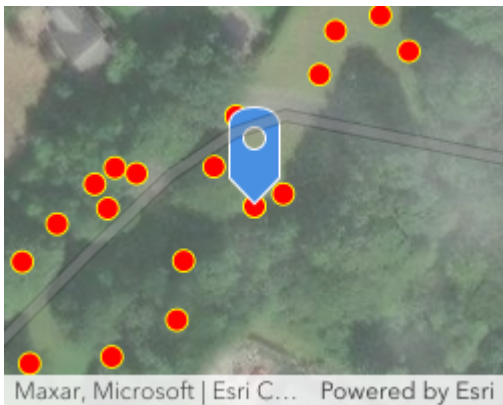
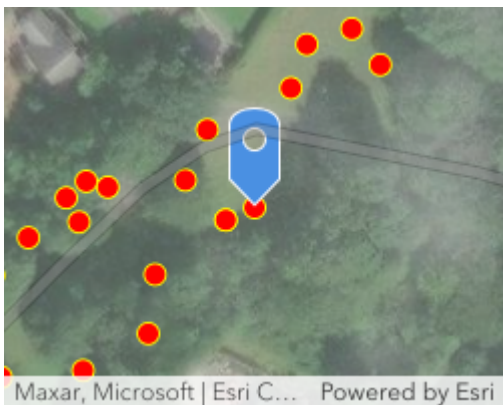
G1_Q5			
			
Common Name		Latin Name	DAFOR
Daisy		<i>Bellis perennis</i>	3 - Frequent
Sedge		<i>Carex sp.</i>	4 - Occasional
White clover		<i>Trifolium repens</i>	4 - Occasional
Yorkshire-fog		<i>Holcus lanatus</i>	4 - Occasional
Creeping buttercup		<i>Ranunculus repens</i>	5 - Rare
Opposite-leaved golden-saxifrage		<i>Chrysosplenium oppositifolium</i>	5 - Rare
Selfheal		<i>Prunella vulgaris</i>	5 - Rare
Wavy bitter-cress		<i>Cardamine flexuosa</i>	5 - Rare

Condition Assessment Criteria		Pass/Fail	Notes
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs.	PASS	Yes the average is 8 species per 1m ² . The species are characteristic of modified grassland, such as creeping buttercup, white clover and perennial ryegrass.
	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 , 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	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.	FAIL	No mown short to 5cm and uniform
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).	PASS	No scrub present
D	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	FAIL	Bare ground from parking c10%
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	PASS	From parking as above
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	PASS	None
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS	No INNS present
Number of criteria passed		5	
Condition Assessment Rating			
MODERATE CONDITION			
Suggested enhancement interventions to improve condition score			

5. GRASSLAND LOW CONDITION SHEET

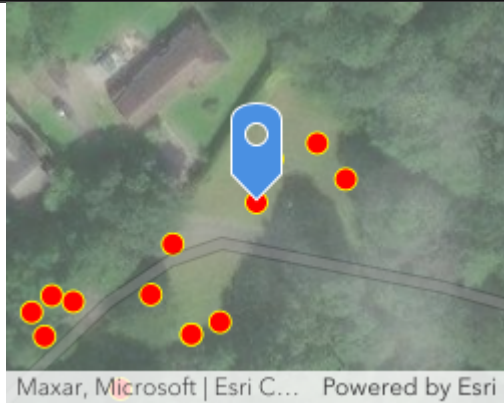
Habitat Reference: G2 Grassland: Modified grassland	
Location	Photograph
 Maxar, Microsoft Esri C... Powered by Esri	
Habitat Description:	
Quadrat Data	
G2_Q1	

																		
<table><tr><th>Common Name</th><th>Latin Name</th><th>DAFOR</th></tr><tr><td>Yorkshire-fog</td><td><i>Holcus lanatus</i></td><td>2 - Abundant</td></tr><tr><td>Creeping buttercup</td><td><i>Ranunculus repens</i></td><td>3 - Frequent</td></tr><tr><td>Soft rush</td><td><i>Juncus effusus</i></td><td>5 - Rare</td></tr><tr><td>Wild angelica</td><td><i>Angelica sylvestris</i></td><td>5 - Rare</td></tr></table>		Common Name	Latin Name	DAFOR	Yorkshire-fog	<i>Holcus lanatus</i>	2 - Abundant	Creeping buttercup	<i>Ranunculus repens</i>	3 - Frequent	Soft rush	<i>Juncus effusus</i>	5 - Rare	Wild angelica	<i>Angelica sylvestris</i>	5 - Rare		
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G2_Q2																		
																		
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Broad-leaved Dock	<i>Rumex obtusifolius</i>	5 - Rare																
Condition Assessment Criteria		Pass/Fail	Notes															
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. 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 m², 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.	FAIL	Species poor (average 4 species) with juncus tussocks and alder scrub.															
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.	PASS	10cm-1m pockets at base of tussocks															

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).	PASS	Alder scrub <5%
D	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	PASS	No damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	FAIL	No bare ground
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	PASS	No bracken
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS	No INNS present
Number of criteria passed		5	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			

6. GRASSLAND MED/HIGH/V.HIGH CONDITION SHEET

Habitat Reference: On1 Grassland: Other neutral grassland	
Location	Photograph
 Maxar, Microsoft Esri C... Powered by Esri	
Habitat Description:	
Quadrat Data	
On1_Q1	



Common Name	Latin Name	DAFOR
Creeping buttercup	<i>Ranunculus repens</i>	3 - Frequent
Bag stitchwort	<i>Stellaria alsine</i>	4 - Occasional
Hairy sedge	<i>Carex hirta</i>	4 - Occasional
Perennial rye-grass	<i>Lolium perenne</i>	4 - Occasional
Red fescue	<i>Festuca rubra</i>	4 - Occasional
Yorkshire-fog	<i>Holcus lanatus</i>	4 - Occasional
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	5 - Rare
Dandelion	<i>Taraxacum agg.</i>	5 - Rare
Germanger speedwell	<i>Veronica chamaedrys</i>	5 - Rare
Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare
Silverweed	<i>Potentilla anserina</i>	5 - Rare
White clover	<i>Trifolium repens</i>	5 - Rare

On1_Q2



Common Name	Latin Name	DAFOR
Yorkshire-fog	<i>Holcus lanatus</i>	1 - Dominant
Silverweed	<i>Potentilla anserina</i>	3 - Frequent
Creeping buttercup	<i>Ranunculus repens</i>	4 - Occasional
Perennial rye-grass	<i>Lolium perenne</i>	4 - Occasional
Bag stitchwort	<i>Stellaria alsine</i>	5 - Rare
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	5 - Rare
Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare
Red fescue	<i>Festuca rubra</i>	5 - Rare
White clover	<i>Trifolium repens</i>	5 - Rare

On1_Q3



Maxar, Microsoft | Esri C... Powered by Esri



Common Name	Latin Name	DAFOR
Hairy sedge	Carex hirta	3 - Frequent
Perennial rye-grass	Lolium perenne	3 - Frequent
Yorkshire-fog	Holcus lanatus	3 - Frequent
Bog stitchwort	Stellaria alsine	4 - Occasional
Common bird's-foot trefoil	Lotus corniculatus	4 - Occasional
Creeping buttercup	Ranunculus repens	4 - Occasional
Meadow buttercup	Ranunculus acris	4 - Occasional
Sharp-flowered rush	Juncus acutiflorus	4 - Occasional
Selfheal	Prunella vulgaris	5 - Rare
White clover	Trifolium repens	5 - Rare

Condition Assessment Criteria		Pass/Fail	Notes
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 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.	FAIL	This doesn't not represent a good example as the grass diversity is low, perennial ryegrass is occasional – frequent and species indicative of good semi-neutral grassland such as meadow foxtail, crested dog's-tail and sweet vernal grass as missing.
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.	PASS	Yes varied with herbs present
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	FAIL	No bare ground
D	Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble Rubus fruticosus agg.) is less than 5%.	PASS	No bramble
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.	FAIL	No inns but creeping buttercup is frequent c25% cover
Additional Criterion – must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m2 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.	FAIL	The average excluding creeping buttercup and white clover is 8 species per 1m2.
Number of criteria passed		2	
Condition Assessment Rating			
POOR CONDITION			

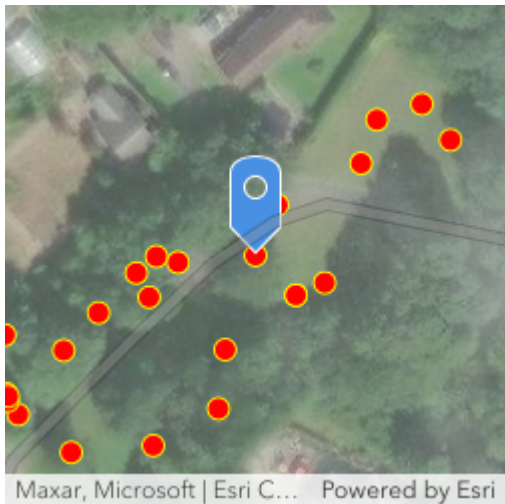
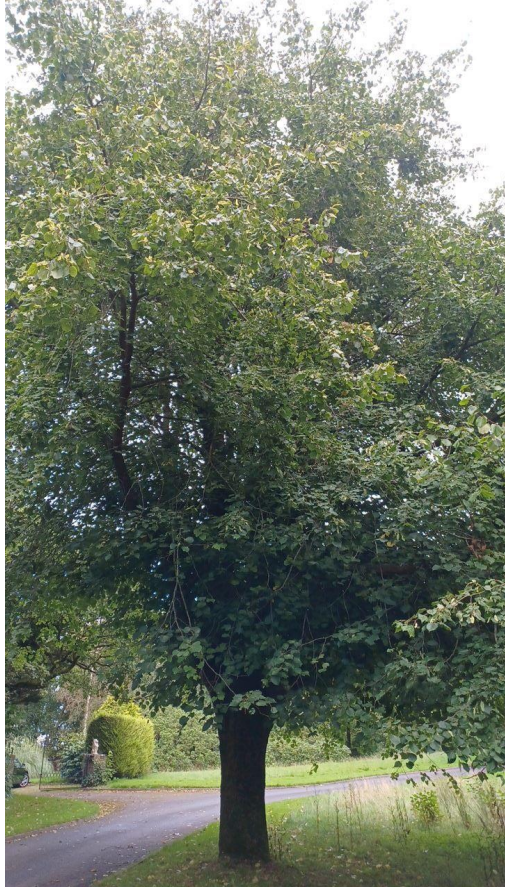
Suggested enhancement interventions to improve condition score

9. INDIVIDUAL TREES CONDITION SHEET

Habitat Reference: T1 Individual tree: Rural tree			
Location		Photograph	
			
Habitat Description: Dbh 50cm medium			
Condition Assessment Criteria		Pass/Fail	Notes
A	The tree is a native species (or at least 70% within the block are native species).	PASS	Sycamore
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).	PASS	Yes canopy is continuous
C	The tree is mature (or more than 50% within the block are mature) ¹ .	PASS	Yes tree is mature.
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.	FAIL	Pruning scars are rotting, there's a large scar down one side and some bare branches. Damaged in past.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	PASS	Pruning scars and fissured bark.

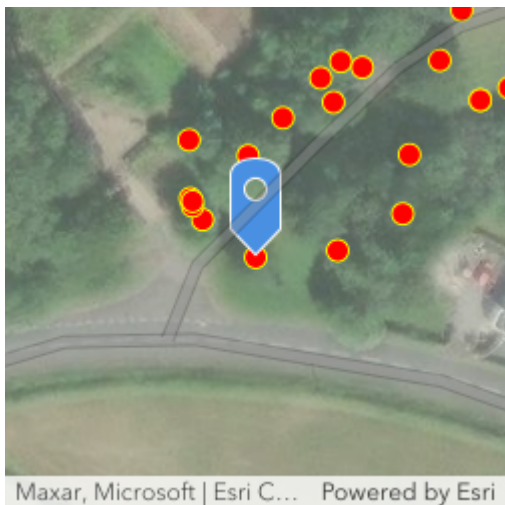
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	PASS	50% of canopy is over vegetation
Number of criteria passed		5	
Condition Assessment Rating			
MODERATE CONDITION			
Suggested enhancement interventions to improve condition score			

9. INDIVIDUAL TREES CONDITION SHEET

Habitat Reference: T2			
Location		Photograph	
 Maxar, Microsoft Esri C... Powered by Esri			
Habitat Description: Dbh 46cm medium size			
Condition Assessment Criteria		Pass/Fail	Notes
A	The tree is a native species (or at least 70% within the block are native species).	PASS	Linden / lime tree
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).	PASS	Yes canopy is continuous
C	The tree is mature (or more than 50% within the block are mature) ¹ .	PASS	Yes tree is mature.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or	PASS	Some large pruning cuts but otherwise healthy.

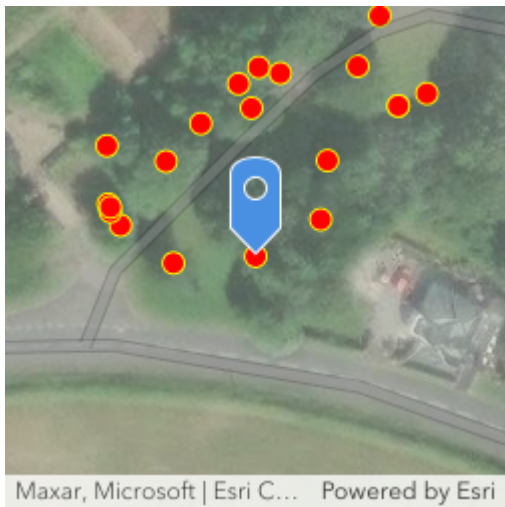
	detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FAIL	No few ecological niches present.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	PASS	60% over grassland
Number of criteria passed		5	
Condition Assessment Rating			
MODERATE CONDITION			
Suggested enhancement interventions to improve condition score			

9. INDIVIDUAL TREES CONDITION SHEET

Habitat Reference: T3 Individual tree: Rural tree		
Location	Photograph	
 Maxar, Microsoft Esri C... Powered by Esri		
Habitat Description:		
Condition Assessment Criteria	Pass/Fail	Notes
A The tree is a native species (or at least 70% within the block are native species).	FAIL	Italian alder – non native.
B The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual	PASS	Yes canopy is continuous

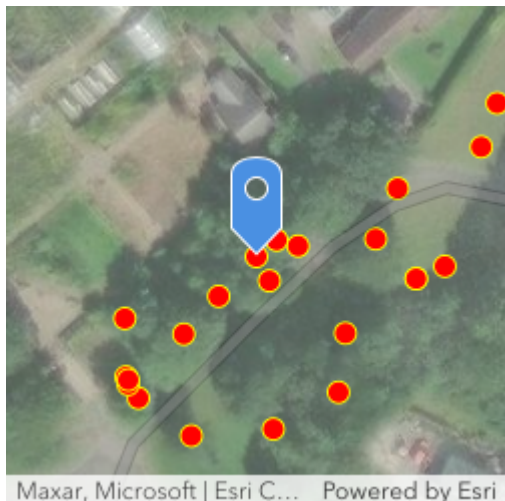
	gap being >5 m wide (individual trees automatically pass this criterion).		
C	The tree is mature (or more than 50% within the block are mature) ¹ .	PASS	Yes tree is mature.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	PASS	No vandalism or other impacts apparent.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FAIL	No features
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	PASS	Oversailing grassland
Number of criteria passed		4	
Condition Assessment Rating			
MODERATE CONDITION			
Suggested enhancement interventions to improve condition score			

18. POND CONDITION SHEET

Habitat Reference: P1 Lakes: Ponds (non-priority habitat)			
Location		Photograph	
 Maxar, Microsoft Esri C... Powered by Esri			
Habitat Description:			
Condition Assessment Criteria		Pass/Fail	Notes
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	PASS	Water is clear, with no obvious pollution signs.
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	FAIL	The road is within 10m.
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	PASS	No lemna present.
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	PASS	No artificial pipework or connections.

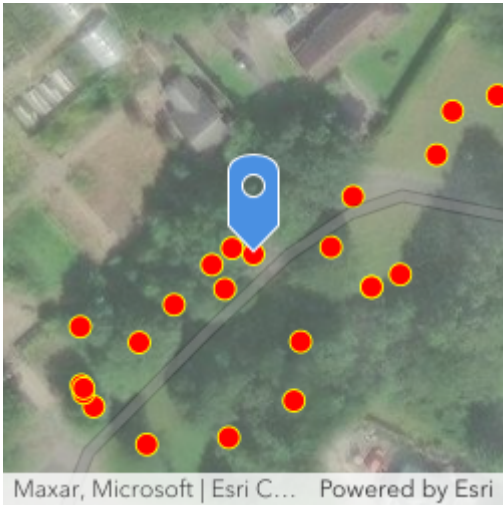
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	PASS	Yes natural fluctuations in water level can occur.
F	There is an absence of listed non-native plant and animal species.	FAIL	No aquatic sps but Rhododendron present in the woodland
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	PASS	No fish present.
Number of criteria passed		5	
Condition Assessment Rating			
MODERATE CONDITION			
Suggested enhancement interventions to improve condition score			
Open up woodland around the pond to allow light in and remove Rhododendron			

22. URBAN CONDITION SHEET

Habitat Reference: U1 Sparsely vegetated land: Ruderal/Ephemeral			
Location		Photograph	
			
Habitat Description:			
Condition Assessment Criteria		Pass/Fail	Notes
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	FAIL	Tall ruderal vegetation covers 90% of area.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	PASS	Great willowherb provides nectar and seed sources.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	FAIL	Rhodendron present
Essential criterion C achieved and additionally meeting the criteria for Good Condition? (Y/N)		C -	

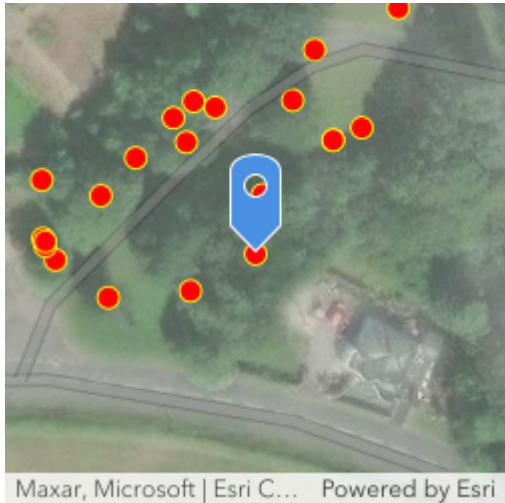
Number of criteria passed	1
Condition Assessment Rating	
POOR CONDITION	
Suggested enhancement interventions to improve condition score	

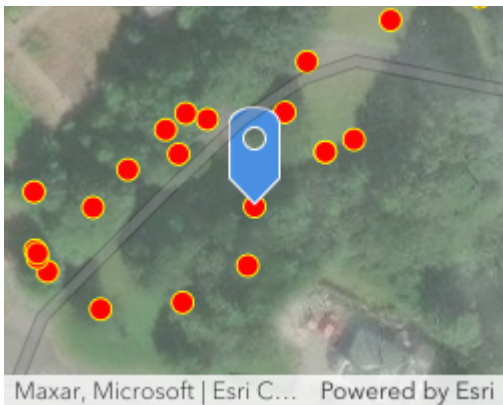
24. WOODLAND CONDITION SHEET

Habitat Reference: W1 Woodland and forest: Other woodland; broadleaved		
Location	Photograph	
 Maxar, Microsoft Esri C... Powered by Esri		
Habitat Description:		
Quadrat Data		
W1_Q1		
 Maxar, Microsoft Esri C... Powered by Esri		
Common Name	Latin Name	Dafor
Condition Assessment Criteria		
Indicator	Score	Notes
A Age distribution of trees	2	Young and intermediate
B Wild, domestic and feral herbivore damage	3	No browse line

C	Invasive plant species	1	C30% of woodland plot – Rhododendron present.
D	Number of native tree species	2	Alder, sycamore, oak, ash
E	Cover of native tree and shrub species	2	50% canopy layer native shrub layer non native
F	Open space within woodland	3	Small woodland
G	Woodland regeneration	2	Seedlings
H	Tree health	2	Most of the ash trees are showing dieback and are 40% of canopy
I	Vegetation and ground flora	1	A lot of non native including rubus sp.
J	Woodland vertical structure	2	Canopy and shrub layer
K	Veteran trees	1	None
L	Amount of deadwood	2	Some large slumps no standing deadwood
M	Woodland disturbance	1	Signs of nutrient enrichment including nettles
Number of criteria passed		24	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			
Remove some of the non-native trees and shrubs and plant with natives. Possibly also remove some of the diseased ash trees (or treat) and replace with other native trees. Ground flora plug planting, to encourage a more diverse ground flora.			

24. WOODLAND CONDITION SHEET

Habitat Reference: W2 Woodland and forest: Wet woodland	
Location	Photograph
 Maxar, Microsoft Esri C... Powered by Esri	
Habitat Description: Wet woodland surrounding pond and willow Carr. Standing water in woodland and damp underfoot. Ground flora is nettles, creeping buttercup and ivy. Rhododendron present.	
Quadrat Data	
W2_Q1	

		
Common Name	Latin Name	Dafor

Condition Assessment Criteria			
Indicator		Score	Notes
A	Age distribution of trees	1	Mostly intermediate
B	Wild, domestic and feral herbivore damage	3	None evident
C	Invasive plant species	1	Rhododendron 30%
D	Number of native tree species	2	Alder, ash, willow, sycamore, conifers including spruce on edge
E	Cover of native tree and shrub species	2	Canopy is native shrub layer 30% Rhodendron
F	Open space within woodland	3	Very open.
G	Woodland regeneration	1	Little regeneration
H	Tree health	2	Ash showing signs of dieback
I	Vegetation and ground flora	1	Nettles, bramble and broad buckler fern
J	Woodland vertical structure	1	Only canopy and shrub layer, in places one layer is present only.
K	Veteran trees	1	None.
L	Amount of deadwood	1	Very little.
M	Woodland disturbance	1	Nettles frequent
Number of criteria passed		20	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			
Rhododendron control, reduce disturbance and target the ground flora, with planting of damp woodland ground flora species and removal of rhododendron litter. Retain deadwood and encourage regeneration.			

APPENDIX G: POST DEVELOPMENT HABITAT CONDITIONS AND MANAGEMENT

The below habitat creation and enhancements measures are based on the required management to fulfil the habitat conditions as per the DEFRA Technical Document (Defra, 2024b). A separate detailed Habitat Management Plan will be required to fulfil the management and monitoring requirements for the below created and enhanced habitats.

Habitat type	Habitat measure	Target Condition	Time to target condition	Habitat condition sheet	Condition criteria	Outline habitat management
Urban – Introduced shrub	Creation	Poor	1	Urban	Target condition is ‘poor’ in one year. This condition is pre-set in the Metric.	NA – no set prescription required due to the habitat’s pre-set condition.
Grassland – other neutral grassland	Creation	Moderate	5	Grassland (medium to high distinctiveness)	Target condition is ‘Moderate’ in 5 years. To achieve this 3-5 criteria should be achieved including essential criteria A.	Manage in line with Biodiversity Metric Technical Annex 1 Grassland (medium distinctiveness) condition criteria including avoidance of physical damage such as access or storage on grassland (criteria E) and the complete absence of invasive non-native species. A native meadow seed mix (e.g. Emorsgate EM2F) should be used to establish the grassland or seeds of local provenance should be used. To contribute towards grassland diversity (criteria A) an infrequent mowing regime should be

Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Habitat type	Habitat measure	Target Condition	Time to target condition	Habitat condition sheet	Condition criteria	Outline habitat management
						implemented to ensure flowers are allowed to set seed. Removal of arisings will reduce fertility and aid species richness. Scrub and bracken should not be allowed to colonise the grassland and if present should be managed so that cover is less than 20% of the area for bracken and less than 5% for scrub (criteria D).
Grassland – Modified Grassland	Creation	Poor	0 years	Grassland (Low distinctiveness)	Target condition is ‘poor’ on establishment (0 years). To achieve this, there must be the same conditions as the poor condition criterion.	A suitable hardwearing grass or grass-mix should be selected for the grass-cell system. The geogrid system should be installed appropriately to ensure adequate drainage. Effort should be made to avoid the creation of bare ground or compacted ground whilst in use.
Grassland – other neutral grassland	Enhance from poor to moderate	Moderate	10 years	Grassland (medium to high distinctiveness)	Target condition is ‘Moderate’ in 10 years. To achieve this 3-5 criteria should be achieved including essential criteria A.	Infrequent mowing regime with arisings removal should be implemented to ensure flowers are allowed to set seed. Supplementary planting or yellow rattle may also be

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Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Habitat type	Habitat measure	Target Condition	Time to target condition	Habitat condition sheet	Condition criteria	Outline habitat management
						introduced into the sward to improve species-richness. Manage in line with Biodiversity Metric Technical Annex 1 Grassland (medium and high distinctives) condition criteria including avoidance of physical damage such as access or storage on grassland.
Modified grassland	Enhance to mixed scrub	Moderate	5 years	Scrub	Target condition is 'Moderate' in 4 years. To achieve this 3-4 criteria should be achieved.	The area is currently being colonised by alder. Existing seedlings and saplings should be retained and allowed to grow. Other native trees and shrub species should be planted. There should be a total of at least 3 native shrub species present.
Woodland and forest – wet woodland	Enhance to moderate	Moderate	10 years	Woodland	Target condition is 'Moderate' in 10 years. To achieve this a score of 26 should be achieved.	Remove invasive shrubs and replant with native trees and shrubs, with the aim of at least 5 native tree species present across the woodland parcel. Monitor the ground flora and introduce understory planting if it does not naturally regenerate after Rhododendron removal.

Distington Walled Garden
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Habitat type	Habitat measure	Target Condition	Time to target condition	Habitat condition sheet	Condition criteria	Outline habitat management