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## **Biodiversity Net Gain Assessment**

Bruce Castle Park MUGA, Haringey

|                       |                                                                                    |
|-----------------------|------------------------------------------------------------------------------------|
| Site                  | Bruce Castle Park MUGA, Haringey                                                   |
| Project number        | 181425                                                                             |
| Client name / Address | McArdle Sport Tec Ltd, 1-2 Thames Park, Lester Way, Wallingford, Oxon,<br>OX10 9TA |

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### Declaration of compliance



The information which we have provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

We are a Chartered Institute of Ecology and Environmental Management (CIEEM) Registered Practice. All of our ecologists are members of CIEEM and between them carry licences for the majority of protected species.

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# 1. EXECUTIVE SUMMARY

In August 2025, MKA Ecology Limited was commissioned to undertake a Biodiversity Net Gain assessment for Bruce Castle Park MUGA, Haringey. This Biodiversity Net Gain Assessment has been prepared to detail how the biodiversity enhancements in the proposed scheme will lead to an overall benefit to biodiversity.

The habitats within the Red Line Boundary comprises a sealed surface games area and footpaths as well as small areas of modified grassland in poor condition. The proposal involves the redevelopment of the sealed surface games area and new access footpaths, and the removal of some small areas of the modified grassland.

To provide an objective assessment of the potential value of the proposed biodiversity enhancements, the Defra Statutory Biodiversity Metric (Defra, 2024) is applied. The measures, a proxy for biodiversity that use habitat types and their areas, are compared before (the existing condition) and after the completion of the proposed development.

It is concluded that the proposed development will lead to a net gain of on-Site habitats of 71.93%, equivalent to a net gain of 0.03 habitat units. No hedgerow or watercourse habitats are present at the baseline, and no hedgerow or watercourse habitats will be created post-development. Trading rules are met for area habitats.

The gain in habitat units is achieved through the provision of four new non-native urban trees. The fact that trading rules are met within the metric indicates that habitats lost through development, namely poor condition modified grassland, are adequately compensated for.

The Environment Act 2021 includes a mandatory requirement for development sites to deliver at least 10% biodiversity net gain. This is achieved for the proposed development at Bruce Castle Park MUGA, Haringey.

It should be noted that the predicted net-gain in biodiversity is reliant on the successful creation of habitats and their maintenance for the foreseeable future. It will be critical to ensure that appropriate management activities are put in place in order to achieve the desired condition of the proposed trees. This is particularly important for urban trees, where long-term survival is often determined by the quality of management and aftercare provided following planting. It is recommended that measures to ensure the successful creation and long-term management of proposed habitats are outlined in a Habitat Management and Monitoring Plan (HMMP) for the Site.

## 2. INTRODUCTION

### 2.1. Purpose

This Biodiversity Net Gain (BNG) Assessment is submitted for the approval of Haringey Council to show how a 10% net gain for biodiversity will be achieved as required by Haringey Council and to fulfil requirements of the Environment Act 2021.

The purpose of this assessment is to review the baseline biodiversity value of the Site, comparing this to the predicted biodiversity value of the proposed landscape masterplan and calculate an overall biodiversity net change for the Site. The primary method of calculating this change will follow the Defra Statutory Biodiversity Metric (Defra, 2024). The aim of using this method is to demonstrate whether the proposed development and landscape masterplan will deliver a net gain in biodiversity.

The process of achieving and assessing Biodiversity Net Gain should follow the below principles and rules, as set out within *Biodiversity Net Gain, Good Practice Principles for Development* (Baker *et al.*, 2019) (Table 1) and *The Statutory Biodiversity Metric – User Guide* (Defra, 2024) (Table 2).

This Biodiversity Net Gain Assessment is in line with British Standard BS8683.

**Table 1: The UK's good practice principles for biodiversity net gain (Baker *et al.*, 2019)**

| Principle                                                    | In practice                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Apply the mitigation hierarchy                            | Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere. |
| 2. Avoid losing biodiversity that cannot be offset elsewhere | Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve NNL/net gain.                                                                                                                                                                                                                                                                                                                |
| 3. Be inclusive and equitable                                | Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve net gain in partnership with stakeholders where possible.                                                                                                                                                                                                                        |
| 4. Address risk                                              | Mitigate difficulty, uncertainty and other risks to achieving net gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between losses occurring and gains being fully realised.                                                                                                       |
| 5. Make a measurable net gain contribution                   | Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.                                                                                                                                                                                                                                                          |

| Principle                                     | In practice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. Achieve the best outcomes for biodiversity | <p>Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:</p> <ul style="list-style-type: none"> <li>• Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses</li> <li>• Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation</li> <li>• Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels</li> <li>• Enhancing existing or creating new habitat</li> <li>• Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity</li> </ul> |
| 7. Be additional                              | Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 8. Create a Net Gain legacy                   | <p>Ensure Net Gain generates long-term benefits by:</p> <ul style="list-style-type: none"> <li>• Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity</li> <li>• Planning for adaptive management and securing dedicated funding for long-term management</li> <li>• Designing Net Gain for biodiversity to be resilient to external factors, especially climate change</li> <li>• Mitigating risks from other land uses</li> <li>• Avoiding displacing harmful activities from one location to another and</li> <li>• Supporting local-level management</li> </ul>                                                                                                                                                                                                                                          |
| 9. Optimise sustainability                    | Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 10. Be transparent                            | Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**Table 2: Biodiversity net gain rules (Defra, 2024)**

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

## 3. HABITATS

### 3.1. Present – baseline condition survey

A Preliminary Ecological Appraisal and Ground Level Tree Assessment was conducted by MKA Ecology Ltd on 13 August 2025 (MKA Ecology Ltd, 2025) to inform the baseline habitats present. The Site covers a total of 0.25 hectares and comprises a sealed surfaces and modified grassland. The habitats at the Site were mapped during the Preliminary Ecological Appraisal and are presented in Figure 1.

A condition assessment of the baseline on-Site habitats was conducted on 13 August 2025. More information on how habitat conditions were assigned is provided in Appendix 1. No survey constraints were encountered in the Preliminary Ecological Survey or the condition assessment survey.

There are no irreplaceable habitats within the Red Line Boundary. Please note that any impacts on designated sites and protected species that may result from the development have been addressed in the Preliminary Ecological Appraisal and Ground Level Tree Assessment, which also outlines plans for mitigation and enhancement where required (MKA Ecology Ltd, 2025).

### 3.2. Future – proposed landscape and enhancements

The proposed development involves the redevelopment of the sealed surface games area and access footpaths with new floodlights and footpath lighting. The post-development habitat map for Site is presented in Figure 2 and masterplan in Figure 3, Appendix 2. The Red Line Boundary for the development is provided in Figure 4, Appendix 2. Proposed habitats include the provision of four non-native trees to the north of the proposed MUGA location and the installation of a new sealed surface footpath.

It is these proposed habitats that will form the basis of the calculation of 'net-change' in biodiversity using the Defra metric (see Section 4).

Figure 1: Pre-development baseline habitats at Bruce Castle Park MUGA, Haringey

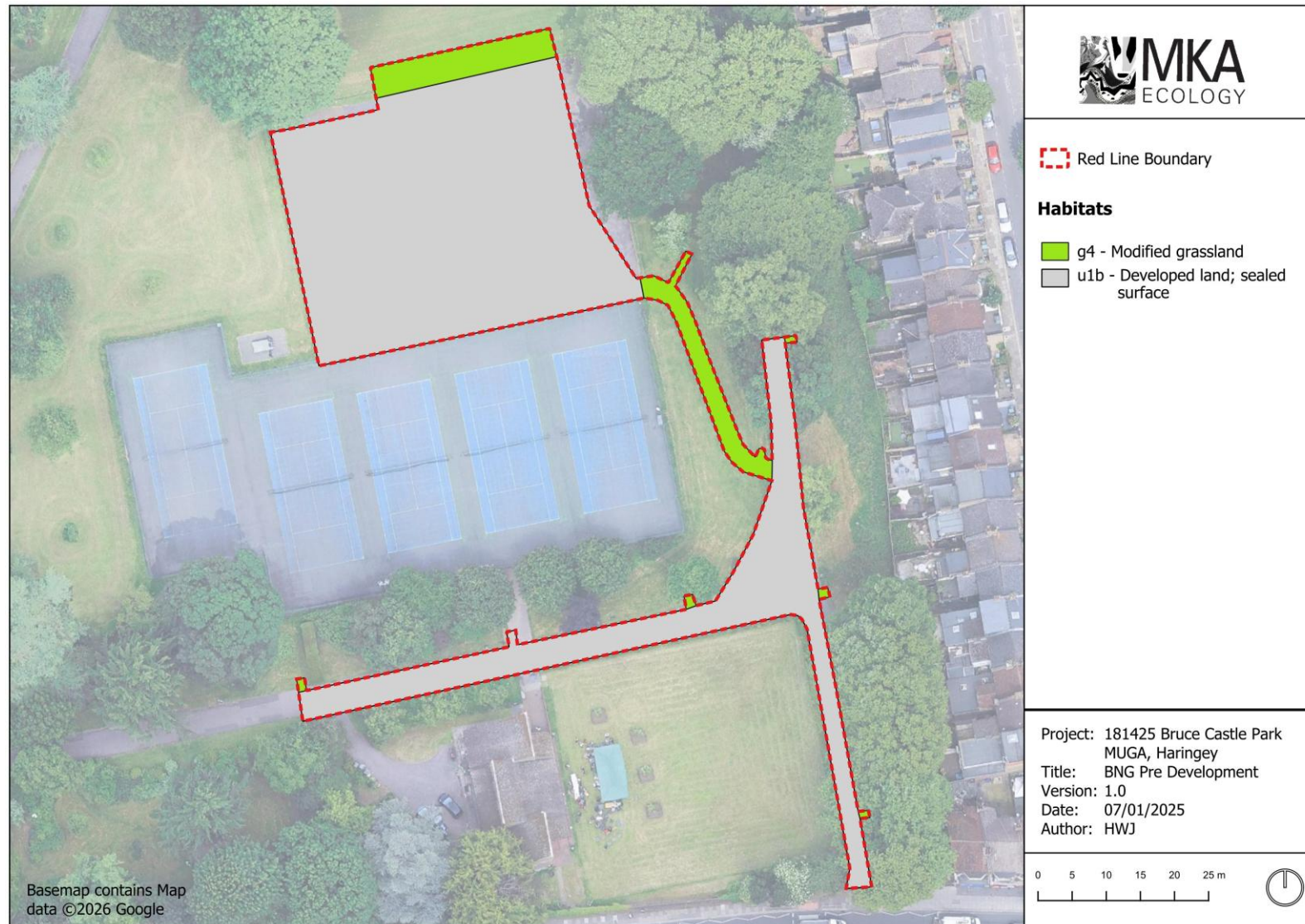
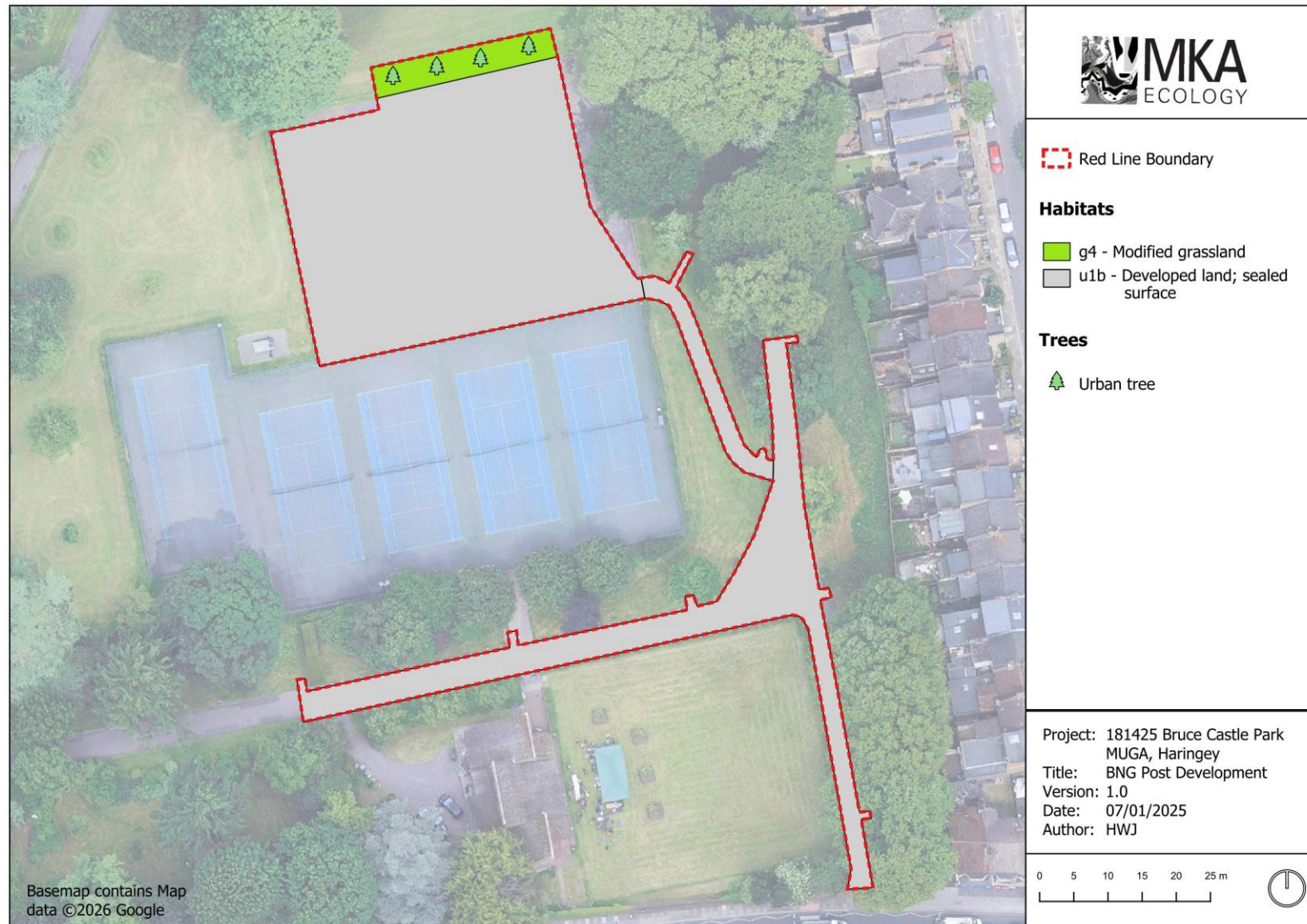


Figure 2: Post development proposed habitats at Bruce Castle Park MUGA, Haringey



## 4. METHODOLOGIES

### 4.1. Biodiversity Net Gain assessor

The Baseline Habitat Condition Assessment and this Biodiversity Net Gain assessment was conducted by Henry Wyn-Jones, Ecologist at MKA Ecology Ltd. Henry has three years' experience conducting Biodiversity Net Gain assessments and is considered a competent assessor under the Statutory Biodiversity Metric requirements (Defra, 2024). The Biodiversity Net Gain Assessment was reviewed by Max Ellis, Consultant Ecologist at MKA Ecology Ltd. Max has four years' experience as an ecological consultant and is considered a competent assessor under the Statutory Biodiversity Metric requirements (Defra, 2024).

### 4.2. Assignment of habitats

To establish whether the proposed development will contribute positively to biodiversity we use the Defra Statutory Biodiversity Metric (Defra, 2024). This method uses habitat as a proxy for biodiversity and its primary application is to provide planners and developers with a method of establishing how much and what type of habitats should be created or enhanced in order to ensure that the proposed development results in a net gain for biodiversity. Habitats are assigned the following scores:

- Distinctiveness: A measure of the type and importance of a habitat.
- Condition: A measure of the present or predicted condition of a habitat type.
- Strategic significance: How a habitat is regarded within Local Planning Policy.

Habitat distinctiveness is automatically assigned in the Statutory Biodiversity Metric. Please see Appendix 1 for further information on how habitat condition and strategic significance was assigned in this assessment.

For proposed habitats, where there is an attempt to predict the habitat type following establishment additional handicaps or risk scores are imposed representing the following factors:

- Difficulty: More difficult habitats incur a greater risk.
- Time to condition: In general, it takes longer for habitats to reach a better condition, plus certain habitats by their very nature take longer to create or restore.
- If the creation or enhancement of habitats is delayed, an additional risk score is applied. This will not apply in the present case.
- If habitats are created off-site, an additional risk score is applied. This will apply in the present case.

The multipliers used in habitat assignment in the Biodiversity Net Gain Metric are detailed further in Table 3 below.

**Table 3: Multipliers used in the calculation of Biodiversity Net Gain**

| Multiplier                            | When applied     | Description                                                                                                                                                                                                                                                                                      |
|---------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distinctiveness                       | Before and after | A measure of the type of habitat, automatically assigned within the Metric. Habitats with greater value are assigned a higher score.                                                                                                                                                             |
| Condition                             | Before and after | The condition of the habitat. Uses the Technical Supplement ( <i>Panks et al. 2021a</i> ); Higher levels of condition give rise to greater values. In some cases, no condition assessment is required and these habitats are automatically allocated a score.                                    |
| Strategic significance                | Before and after | Whether a habitat is important within its local context.                                                                                                                                                                                                                                         |
| Time to target condition              | After            | Used to account for the fact that habitat creation as part of a development is rarely instant. A 'handicap' is applied, with habitats that take longer to establish resulting in a greater reduction.                                                                                            |
| Difficulty of creation/restoration    | After            | Habitats that are more difficult to create/restore cause a reduction in the biodiversity unit as they are associated with a greater risk of failure.                                                                                                                                             |
| Spatial risk                          | After            | Habitat that is created at a greater distance away from the development site carries a greater risk of removing other natural habitats.                                                                                                                                                          |
| Advanced and delayed habitat creation | After            | Used to account for situations where there is a mismatch between a negative impact on biodiversity and work to create or enhance the 'post-intervention habitats'. This can either be in the form of habitat creation occurring in advance or being delayed beyond the point of baseline losses. |

### 4.3. Trading Summary

The Defra Statutory Biodiversity Metric includes a Trading Summary which must be satisfied to achieve a positive outcome in the Net Gain assessment (see Rule 1, Table 2). The trading rules ensures that habitat losses are compensated for on a "like for like" or "like for better" basis. Newly created or enhanced habitats should achieve a higher distinctiveness and/or condition than those lost.

Further details on how the metric is calculated is provided in the aforementioned publications, with more site-specific detail provided in Appendix 3.

### 4.4. Mapping habitats

Current habitats were mapped and areas calculated using QGIS during the Preliminary Ecological Appraisal and Habitat Condition Assessment (see Section 3.1 for details of habitat types). The proposed habitats were calculated in QGIS using a digitised and geo-referenced version of the Proposed Layout Plan shown in Figure 3, Appendix 2.

#### 4.5. Hedgerows

Hedgerows, given their unique linear characteristic and their position as 'edge habitats' are treated as linear features in the Statutory Biodiversity Metric calculator and are calculated as 'biodiversity metres'. No hedgerows are present on-Site and therefore this category is omitted in this assessment.

#### 4.6. Rivers and streams

Rivers and streams, given their linear form and important role in habitat connectivity, are treated as linear features in the Statutory Biodiversity Metric calculator and are calculated as 'biodiversity metres'. No rivers are present on-Site and therefore this category is omitted in this assessment.

#### 4.7. Habitat degradation

It is confirmed that the baseline habitats have not been significantly altered or modified since 30 January 2020 and, as such, it is appropriate to assess the baseline habitats in their current condition.

#### 4.8. Sharing data

Relevant ecological data collected during baseline habitat and protected species surveys at the Site will be shared with Greenspace Information for Greater London (GiGL) following acceptance of this Biodiversity Net Gain Assessment.

#### 4.9. Assumptions and constraints

Several assumptions are made to enable this Biodiversity Net Gain assessment. The primary assumptions are listed below:

- The net gains in biodiversity that are estimated are reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future; this is particularly true of the urban tree planting;
- It is assumed that there will be no time delay (less than one year) in establishing the habitats.

There were no constraints experienced during the Preliminary Ecological Appraisal which would have influenced the baseline assessment of habitats.

## 5. RESULTS AND RECOMMENDATIONS

### 5.1. Results

The overall comparison of biodiversity units is presented in Table 4 below. The calculator used to derive these figures is provided as a separate appendix (Appendix 3) to this report. With the current layout, there will be a total net gain of biodiversity of 71.93%, with a positive net change of 0.03 biodiversity units. Trading rules are met for habitats.

**Table 4: Results of biodiversity metric calculations**

| Habitat  | Biodiversity units (current)* | Biodiversity units (proposed)* | Biodiversity net-change* | Net percentage change | Trading rules met |
|----------|-------------------------------|--------------------------------|--------------------------|-----------------------|-------------------|
| Habitats | 0.05                          | 0.08                           | 0.03                     | 71.93%                | Yes               |

\* Habitat areas are calculated as biodiversity hectares

The net gain in habitat units is achieved despite the overall loss in area of modified grassland habitat within the development. According to biodiversity net gain rules, losses of low distinctiveness habitat such as modified grassland must be replaced with habitats of the same or higher distinctiveness. This is achieved through the planting of four non-native urban trees, a habitat of medium distinctiveness.

Ecological enhancements in the form of bird and bat boxes will also be installed across the Site as part of the development. The Statutory Biodiversity Metric has no means to formally account for these enhancements in the net gain assessment. However, they will provide additional value for biodiversity post-development and therefore should be noted.

### 5.2. Recommendations

The overall net gain in biodiversity units predicted in this assessment is reliant on the successful creation of habitats and their maintenance for the foreseeable future. It is critical that the trees reach the target condition estimated in this assessment and this will require careful consideration during both the planning and construction phase.

It is recommended that a Habitat Management and Monitoring Plan (HMMP) is produced for the Site. This will outline measures for the successful creation and management of habitats for a minimum of 30 years to ensure the target conditions for each habitat type is reached as outlined in this assessment.

#### Recommendation 1

Produce a HMMP for the Site covering a minimum of 30 years post-development.

## 6. CONCLUSIONS

The proposed development involves the development of a sealed surface games area and access footpaths with new floodlights and footpath lighting. Proposed habitats include the provision of urban greening features in the form of urban tree planting.

The use of the Defra Statutory Biodiversity Metric to calculate measures of biodiversity for the existing and proposed habitats has confirmed that the proposed development is likely to lead to a total net gain of 71.93% in biodiversity. This net gain is created through the planting of four non-native urban trees (medium distinctiveness habitat) to account for the loss of modified grassland (low distinctiveness) within the scheme.

The predicted net-gain in biodiversity is reliant on the successful creation of habitats and their maintenance for the foreseeable future. It will be critical to ensure that appropriate management activities are put in place in order to achieve the desired condition of the trees, which is moderate. It is recommended that measures to ensure the successful creation and long-term management of proposed habitats are outlined in a HMMP for the Site.

## 7. REFERENCES

Baker, J., Hoskin, R. & Butterworth., T. (2019) *Biodiversity net gain: Good practice principles for development. Part A. A practical guide*. CIRIA, UK

Department for Environment, Food & Rural Affairs (Defra) (2024) *The Statutory Biodiversity Metric – User Guide – February 2024*. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Greater London Authority (2021) *The London Plan: The Spatial Development Strategy for Greater London*. London

MKA Ecology Ltd (2025) *181425 Bruce Castle Park MUGA, Haringey - Preliminary Ecological Appraisal and Ground Level Tree Assessment*. MKA Ecology Ltd, Cambridge

The London Urban Forest Partnership (2020) *The London Urban Forest Plan*. The London Urban Forest Partnership: London.

## 8. APPENDICES

### 8.1. Appendix 1: Assignment of biodiversity metric multipliers

#### Strategic Significance

The London Local Nature Recovery Strategy (LNRS) is yet to be published and therefore other relevant documents were used to inform strategic significance. Strategic significance is set as 'high' for individual trees, as the retention and re-provision of trees is included in the London Plan (2021) and the London Urban Forest Plan (2020). Strategic significance was set to 'low' for the baseline modified grassland, as this habitat type is not identified within local strategies.

#### Condition

The below tables detail the rationale for the condition assessments made for each habitat type.

#### Current habitats- on-Site

##### Urban

| Habitat                                   | Condition   | Comments                          |
|-------------------------------------------|-------------|-----------------------------------|
| Developed land; sealed surface (0.230 ha) | N/A - Other | Pre-assigned condition in metric. |

##### Grassland - Modified grassland (0.023 ha)

| Condition Assessment Criteria |                                                                                                                                                                                                                                                         | Rationale for Meeting Condition Assessment Criteria                            |   |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|---|
| 1                             | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs.<br><br><b>NB - this criterion is essential for achieving Moderate or Good condition.</b>                                                                   | The grassland contains less than 6 vascular plant species per m <sup>2</sup> . | x |
| 2                             | 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.                                         | The sward height is uniform across the Site.                                   | x |
| 3                             | Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area.                                                                                                     | Presence of scrub is less than 20%                                             | ✓ |
| 4                             | Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. | Physical damage is evident in less than 5% of the total area.                  | ✓ |

| Condition Assessment Criteria |                                                                                                                         | Rationale for Meeting Condition Assessment Criteria |   |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---|
| 5                             | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). | Cover of bare ground is between 1% and 10%.         | ✓ |
| 6                             | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                           | No bracken is present.                              | ✓ |
| 7                             | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).                              | No invasive non-native species were recorded.       | ✓ |
| *                             | <b>Condition: Poor</b><br>Passes five of seven criteria, however fails essential criterion 1.                           |                                                     |   |

## Proposed habitats- on-Site

### Urban

| Habitat                                   | Condition   | Comments                          |
|-------------------------------------------|-------------|-----------------------------------|
| Developed land; sealed surface (0.012 ha) | N/A - Other | Pre-assigned condition in metric. |

### Urban trees (4 trees)

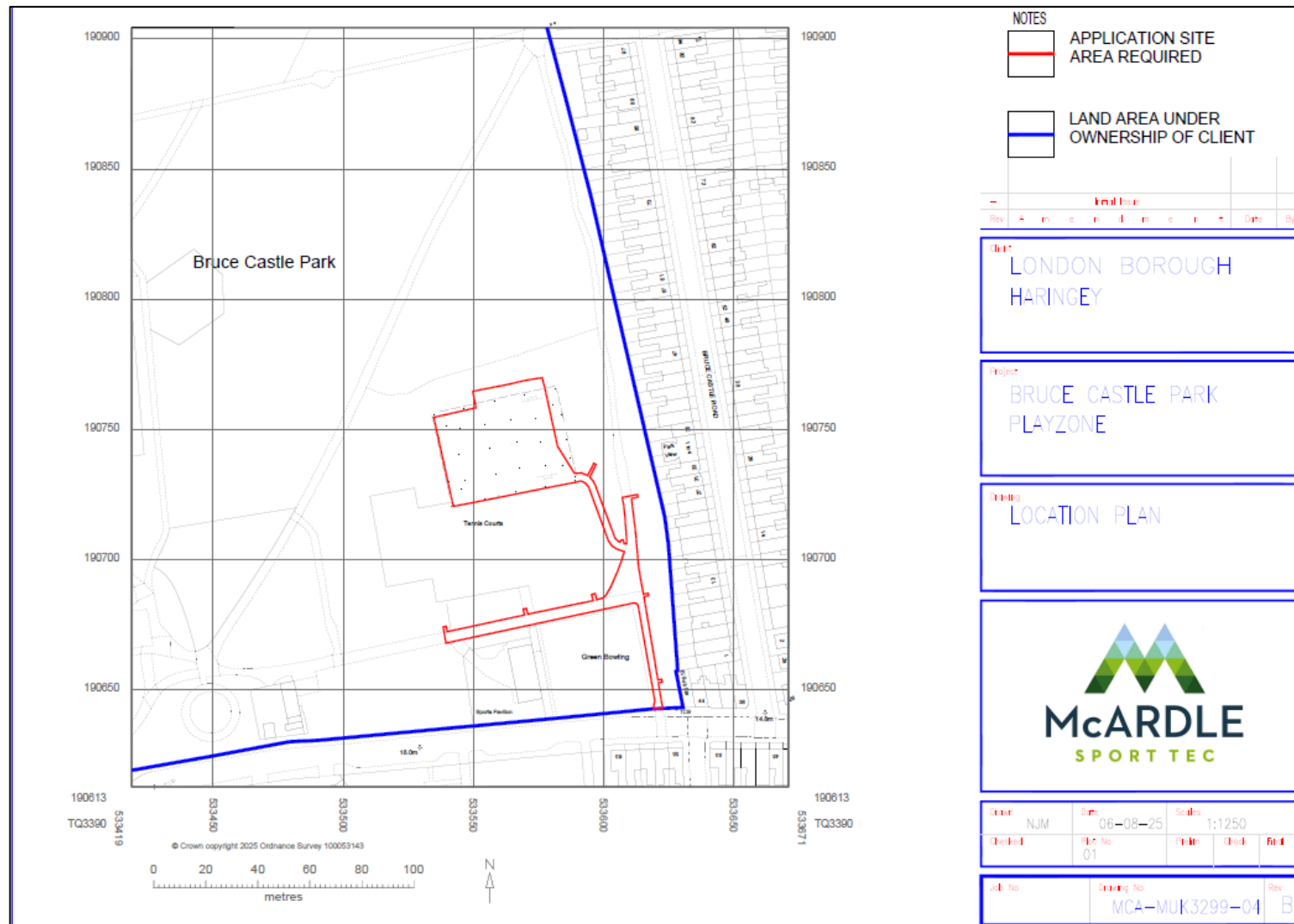
| Condition Assessment Criteria |                                                                                                                                                                                                                                                           | Rationale for Meeting Condition Assessment Criteria                                                                                                                                                                                                                                                                    |   |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1                             | More than 70% of trees are native species.                                                                                                                                                                                                                | The four proposed trees consist of two <i>Ulmus</i> New Horizon and two <i>Liriodendron tulipifera</i> . Both of these species are non-native and thus fails this criterion.                                                                                                                                           | x |
| 2                             | 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.                                                                                                                                                                                                                                                                    | ✓ |
| 3                             | More than 50% of trees are mature or veteran.                                                                                                                                                                                                             | Trees to be planted will initially be young. It is anticipated that these trees will be allowed to mature and will reach maturity within 27-years. This is especially true given the fast-growing nature of the two chosen tree species and that they will be planted with a likely girth of 10-14cm.                  | ✓ |
| 4                             | There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height. | It is likely that given the location of the trees within a public park, and situated near a play zone with anticipated high levels of footfall, that future trees will fail this criterion. This is in line with the majority of the trees within the wider park setting, that were also found to fail this criterion. | x |
| 5                             | Management regime has encouraged micro habitat sites for birds, mammals and insects e.g. presence of deadwood, cavities or loose bark etc.                                                                                                                | Trees are not expected to develop ecological niches such as deadwood and cavities within the 27-year period to reach target condition.                                                                                                                                                                                 | x |
| 6                             | Trees are immediately adjacent to other vegetation, and tree canopies are oversailing vegetation beneath.                                                                                                                                                 | All of the trees are to be planted within existing areas of modified grassland.                                                                                                                                                                                                                                        | ✓ |
| *                             | <b>Target Condition: Moderate</b><br>Passes three of six of the condition criteria.                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                        |   |

## 8.2. Appendix 2: Landscaping plans

Figure 3: MCA-MUK3299-01 rev E – Proposed Layout. McArdle Sport Tec Ltd.



Figure 4: MCA-MUK3299-04 rev B – Location Plan. McArdle Sport Tec Ltd.



### 8.3. Appendix 3: Biodiversity net gain calculator

As attachment.



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