

24 July 2026

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Dear Anna,

Concordia Theatre – Preliminary Roost Assessment and Baseline Biodiversity Net Gain Assessment

I write to you regarding the Preliminary Roost Assessment (PRA) and baseline Biodiversity Net Gain (BNG) survey conducted of Concordia Theatre, Hinckley, in June 2026.

Methods

Ecology by Design was commissioned by MHP Design Ltd, on behalf of Hinckley Concordia Association, to conduct a PRA and baseline BNG survey of Concordia Theatre, Stockwell Head, Hinckley, Leicester, LE10 1RE. The purpose of this survey is to inform the planning application for refurbishment works to the theatre.

Daytime Bat Walkover

A Daytime Bat Walkover (DBW) of the site was conducted on 9th June 2026 by Ecologist Molly McCann BSc (Hons), who holds a Natural England Level 1 Class Licence for surveying bats. During the DBW the surveyor noted any habitats suitable for roosting, foraging or commuting bats within or adjacent to the site. This includes recording structures, habitat features, and trees which could be suitable for bats.

Preliminary Roost Assessment

An external and internal PRA was conducted by Molly McCann on 9th June 2026. The assessment was based on the guidance in Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins,

2023¹) and Government Guidance (Gov.uk., 2015²). Conditions during the survey were warm (14°C), partly cloudy (cloud 4/8³), and calm (wind Beaufort 1⁴).

The buildings were inspected for potential bat use by examining the exterior and interior of the buildings for active roosts or roosting sites and suitable entry and exit points on the outside of the building, and by searching for other evidence of bat activity. Evidence searched for included the presence of free-hanging bats and bats within gaps and crevices, bat droppings, urine stains, rub marks, scratch marks, and feeding remains. The surveyor used a high-power torch (LED Lenser Lamp) and 10x42mm close focusing binoculars to inspect features of interest.

Baseline Biodiversity Net Gain Assessment

To calculate the net impact on biodiversity because of the proposals, the Statutory Biodiversity Metric (DEFRA, 2024⁵) was completed in accordance with the accompanying user guide and technical supplements (DEFRA, 2024). The Metric calculation was completed with baseline data from a site visit and proposals data from the proposed landscape scheme [HCA-KWA-X-00-DR-a-0401].

A site visit was undertaken to collect baseline data on the existing habitats and their condition within the site. In accordance with the Statutory Biodiversity Metric user guide (DEFRA, 2024) no specific minimum mappable unit was used. Baseline data was collected on site on 9th June 2026 and digitised using Ordnance Survey mapping and google satellite imagery during July 2026 at a scale of 1:250 using professional judgement, site notes and experience in cases where feature boundaries were not readily apparent.

Proposed habitats were manually digitised using an image file of [HCA-KWA-X-00-DR-a-0401] (Appendix 2) georeferenced using QGIS version 3.34.6 'Georeferencer' plugin; the georeferenced raster file is available on request in various formats. Full details of the habitat classifications are outlined within the biodiversity metrics submitted alongside this report and accompanying GIS shapefiles available on request in various formats.

To avoid rounding errors, area and length values were entered into the statutory biodiversity metric to the level of accuracy calculated by the QGIS 3.34.6 function \$area/\$length as a decimal ('real') number attribute.

¹ Collins, J. (ed.) (2023) Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

² Gov.uk (2015). Guidance. Bats: surveys and mitigation for development projects. Natural England and Department for Environment, Food & Rural Affairs, Worcester.

³ Cloud cover is measured using the system called oktas. The sky is divided into eight and cloud presence is determined within each section. A value of one to eight is then assigned (1 okta being cloudless to 8 oktas being total cloud cover).

⁴ The Beaufort scale is an empirical measure from 0-12 which relates wind speed to observed conditions. 0- Calm, 1- Light, 2- Light breeze, 3- Gentle breeze, 4- Moderate breeze, 5- Fresh breeze, 6- Strong breeze, 7- Moderate gale, 8- Fresh gale, 9- Strong gale, 10- Whole gale, 11- Storm, 12- Hurricane force.

⁵ DEFRA (2024). Statutory biodiversity metric tools and guides.

Existing habitats were categorised based on the UK Habitats Classification Scheme (UKHab Ltd., 2023) and conditions were assessed in accordance with the accompanying guidelines for the statutory metric (DEFRA, 2024).

The site visit, mapping and completion of the statutory biodiversity metric were undertaken by Ecology by Design Ecologist Molly McCann BSc (Hons) who has four years of experience carrying out habitat surveys.

Results and Interpretation

Daytime Bat Walkover

Features of value to foraging bats within the local landscape are limited to mixed scrub and mature trees to the east and north boundary of the site, given the dense urban location of the theatre, with a block of Priority Habitat deciduous woodland 200m south of the site. Additionally, the surrounding buildings and trees may also provide potential roosting opportunities for bats. Given this, the site and surrounding areas are determined to be of low suitability for foraging and commuting bats.

External Inspection

Building B1 is a two-storey brick-built theatre with a pitched roof clad in concrete tiles. There is an extension north that is brick to first storey and corrugated metal to second storey. The concrete tiles and ridge tiles are in good condition with no gaps/lifting to allow internal access for bats. On the west elevation of the building there are some areas of missing mortar between brickwork that could provide suitable crevices for bats, however there is artificial night lighting along this elevation that is likely to make these features less suitable for bats. There is a single-storey brick-built flat roof extension to the north with fascia boarding that has some lifting between the board and the wall, however no gaps identified were large enough to support roosting bats. No other external features are present with the potential to support roosting bats.

Building B2 is a two-storey brick-built building with a pitched roof clad in concrete tiles, connected to B1 by a brick second-storey link. The tiles are in good condition with no lifting/gaps suitable for roosting bats. The brickwork is in good condition with no areas of missing mortar or gaps. No external features were identified with the potential to support roosting bats.

Internal Inspection

Building B1 has one internal loft void at the south of the building. The loft void is approximately 3m tall with a wooden platform approximately 1m off the floor. The roof is underlined in wooden boarding. The gable ends are brick with missing bricks at the south gable end potentially providing crevices for roosting bats. No access points are present that would permit access to bats from the

exterior of the building. No bats were observed *in situ*, and no evidence of roosting bats, such as droppings or urine staining, was found.

Building B2 was not accessed internally on the date of the survey.

Overall suitability

Overall, building B1 is assessed as being of negligible suitability for roosting bats, as even with the presence of low suitability Potential Roosting Features on the western elevation, these are reduced in suitability by the presence of artificial night lighting and poor connectivity to foraging/commuting habitats in the wider landscape.

Building B2 is assessed as being of low suitability for roosting bats on a precautionary basis, as no roosting features or access points were identified externally, however it could not be confirmed that there are not suitable internal voids that are accessible to bats.

Biodiversity Net Gain Assessment

Baseline habitat condition assessments are recorded within the statutory biodiversity metric submitted alongside this report and accompanying GIS shapefiles (available on request in various formats).

The baseline habitats and their retention category (lost/retained/enhanced) are illustrated on Figures EBD_4685_DR001 and EBD_4685_DR002 at Appendix 3 and detailed within Table 1 below.

Broadleaved woodland within PR5 was subject to tree removal prior to the site visit. It's original habitat type and condition have been estimated on a precautionary basis and included within the metric calculation as degradation.

Table 1: *Habitat types identified during the baseline condition assessment*

Habitat type	Parcel Ref (if relevant)	Description
Developed land; sealed surface (u1b)	PR1 & PR2	Sealed surface tarmac car parking around two main buildings.
Modified grassland (g4)	PR3	Short sward modified grassland at the south of the site with <6 species per m ² . Dominated by perennial rye grass (<i>Lolium perenne</i>) with other species present including chickweed (<i>Stellaria media</i>), cats ear (<i>Hypochaeris radicata</i>), poppy (<i>Papaver rhoeas</i>), daisy (<i>Bellis perennis</i>), Yorkshire fog (<i>Holcus lannatus</i>), yarrow (<i>Achillea millefolium</i>), cock's-foot (<i>Dactylis glomerata</i>), false-oat grass (<i>Arrhenatherum</i>

		<i>elatus</i>), ragwort (<i>Jacobaea vulgaris</i>), Timothy (<i>Phleum pratense</i>), and ribwort plantain (<i>Plantago lanceolata</i>).
Introduced shrub [847]	PR4	Ornamental planting around the northwest corner of B1. Species include iris (<i>Iris</i> sp.), spindle (<i>Euonymus</i> sp.), salvia (<i>Salvia</i> sp.), and herb Robert (<i>Geranium robertianum</i>).
Other broadleaved woodland (w1g)	PR5	PR5 is in the north of the site and comprises ash (<i>Fraxinus excelsior</i>) and sycamore (<i>Acer pseudoplatanus</i>) saplings and young trees ranging from 3m to 7m in height. Prior to the site visit semi-mature to mature ash trees were removed as seen in Google satellite imagery and Streetview.
Buildings (u1b5)	B1 & B2	See Results and Interpretations above for building descriptions.

Overall, the site has a baseline habitat value of 0.34 habitat units. No hedgerow or river habitats are within or adjacent to the site, so the metric does not include an assessment of hedgerow or river habitats.

Site layout proposals used to inform the proposals are provided at Appendix 2; our interpretation of these habitats for input into the metric is illustrated on drawing EBD_4685_DR003 at Appendix 3. Detailed condition assessments for the proposed habitats are provided at Appendix 5 alongside justification.

Proposed habitats include extensions of the existing buildings and car parking, modified grassland bank, and four individual urban trees. The proposed woodland is a lower condition reflection of the baseline woodland to account for the degradation of the habitat prior to the initial site visit.

Completion of the statutory biodiversity metric calculation tool provides a baseline biodiversity value of 0.34 habitat units and a post development value of 0.19 habitat units indicating a loss of 0.15 habitat units, or the equivalent to -44.90% (see Figure 1). The metric also indicates that rules relating to 'trading down' have been satisfied/failed.

Given the small footprint of the site, the urban setting and predominance of existing hardstanding, further biodiversity enhancement is unfeasible for the proposals. Therefore, offsite compensation is recommended to reach 10%.

Figure 1: Biodiversity Metric Headline Calculator Summary

Concordia Theatre

Headline Results

Scroll down for final results

Return to results menu

On-site baseline	Area habitat units	0.34		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.19		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.15	-44.90%	On site net gain is less than target set
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.15		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.15		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-44.90%	Total net gain achieved is less than target set	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries			

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.34	0.37	0.18
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target

No additional watercourse units required to meet target

Input errors/rule breaks present in metric

Potential Impacts and Recommendations

Building B1 is considered negligible to support roosting bats, therefore no impacts on bats are anticipated and no further survey effort is required.

Building B2 is considered to offer low suitability for roosting bats, however no works are proposed in relation to B2, therefore no impacts on bats are anticipated and no further survey effort is required.

Since achieving a net gain is not feasible on site, offsite compensation must be secured to achieve a net gain as part of the development proposals. A financial contribution must be made to an appropriate offset provider (name is possible) for the following units:

- 0.02 low distinctiveness habitat units; and

- 0.18 medium distinctiveness woodland habitat units.

The financial offset will need to be secured, e.g. as a pre-commencement condition, through an appropriately worded legal agreement such as a Section 106 agreement or conservation covenant.

Yours sincerely,

Molly McCann BSc (Hons)
Ecologist

Appended:

- Site Photographs
- Site Proposals
- Figures
- Baseline Condition Assessments

Appendix 1: Photographs

Photograph 1: exterior of B1



Photograph 2: fascia boarding of single-storey extension of B1



Photograph 3: missing mortar on west elevation of B1



Photograph 4: internal loft void of B1



Photograph 5: missing bricks at south gable of internal void of B1



Photograph 6: exterior of B2



Photograph 7: tarmac car park (PR1 and PR2)



Photograph 8: modified grassland (PR3)



Photograph 9: introduced shrub (PR4)



Photograph 10: other broadleaved woodland



Appendix 2: Site Proposals

Drawing ref. [HCA-KWA-X-00-DR-a-0401]



SITE PLAN : AS PROPOSED

general notes:

Do not scale from this drawing for construction purposes

All dimensions are to be verified on site by the contractor and any discrepancies or omissions reported to the Architect prior to any works being carried out.

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material notes:

Where practicable the existing buildings will be retained, and original aesthetic elements reintroduced to rediscover the simple palette of the historic buildings. Later render additions will be removed and single glazed windows replaced with efficient versions of the small pane metal framed windows that were originally installed across the site.

At ground level and for the rear extension brickwork will be introduced which unites the base of the building in a brick which closely matches the original.

New elements will largely be powder coated metal in a dark bronze colour finish as follows.

Auditorium roof will be steel sheet standing seam roofing with seams at approximately 600mm centres. Constructed with eaves box gutters in matching enclosures to allow rainwater down pipes to be rationalised. Integral louvres will cover plant within the roof slope to hide equipment from view.

Stagehouse recladding will be ribbed powder coated aluminium with distinctive grid construction over a thermally efficient cladding structure supported on the existing steelwork frame. Cladding rib spacing at 600mm o/c, matching the roof seam spacing. All corner flashings, reveals, sunshade louvres will match this to provide a homogenous finish.

End plate wall. Metal mesh overlayed to existing wall construction which will be painted to a matching colour prior to installation. All corner flashings, reveals, canopies will match other areas to provide a homogenous finish.

Entrance glazing enclosure and glazing to public areas will be high-performance double-glazed units with matching powder coated aluminium frames and black gaskets. Double doors sets to be slim frame doors with auto actuation for ease of ingress and egress.

Service doors will be metal flush security door sets with powder coated finish to match other areas. Where practicable all doors will be flush threshold.

Spiral escape stairs and external walkways to be of a proprietary galvanneal steel manufacture but spirals to be clad in matching solid metal sheet in matching powder coated finish to the bulk of the new buildings.

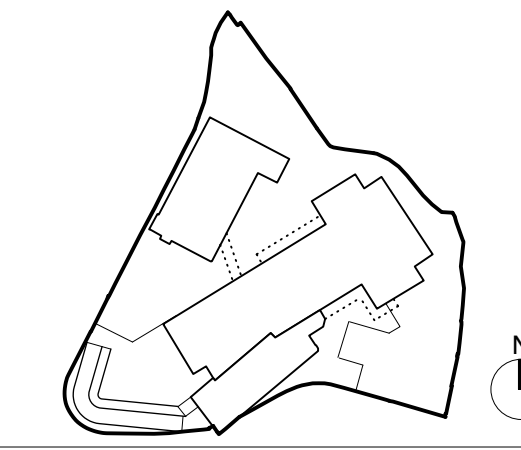
External ground surfaces are to be high quality concrete pavours with integral sustainable drainage systems to attenuate rainfall run off. All kerbs, edgings and drop kerbs to be of matching construction. Where these are to act as shared surfaces care to be taken to ensure road bearing capacity is provided and pavers suitable for traffic use are specified.

External street furniture to be of robust construction and either concrete or stainless steel in construction. Bollards, bike stands, bins and the like to be co-ordinated finish.

Revisions

Rev.	Date	Check	Description
P	24/07/2026	-	Issued for Planning

Drawing Reference Key



keith williams architects

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London SE1 4AU
Tel: + 44(0)20 7843 0070

client: Hinckley Concordia Association

job: Concordia Theatre

drawing title: Site Plan : As Proposed

job	310	status	Planning	rev.	P
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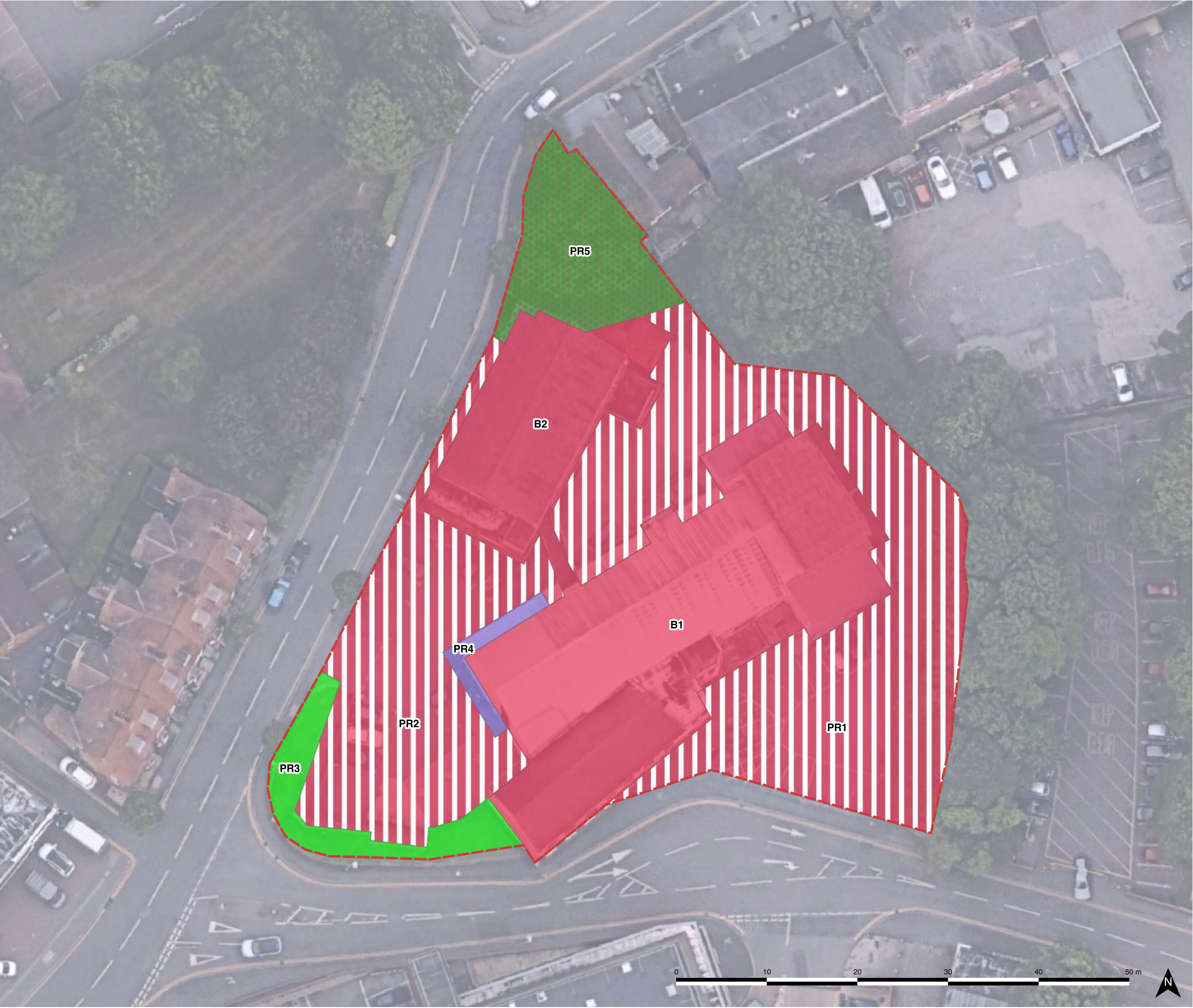
asset reference: project originator volume level type role number

HCA-KWA-X-00-DR-A-0401

date: 03/03/2026 scale: 1:200 @ A1

Appendix 3: Figures

- EBD_4685_DR001 – Baseline Habitats
- EBD_4685_DR002 – Impacts
- EBD_4685_DR003 – Proposed Habitats



LEGEND

Site boundary (0.36 ha)

Habitats

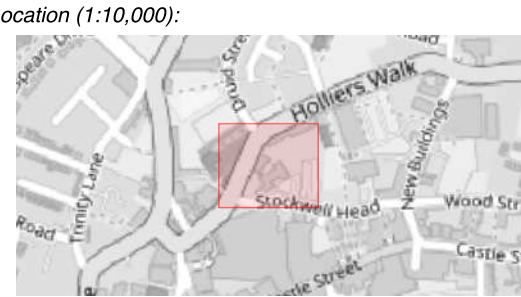
Developed land; sealed surface (0.1758 ha)

Buildings (0.141 ha)

Introduced shrub (0.0038 ha)

Modified grassland (0.0135 ha)

Other woodland; broadleaved (0.0254 ha)



Project:
Concordia Theatre

Client:
MHP Design

Drawing Title:
Baseline Habitats

Drawing No.: EBD_4685_DR001	Scale (@A3): 1:400
Central Eastings, Northings: 442708, 294095	Date Drawn: 23/07/2026
Drawn by: JE	Approved by: BG

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LEGEND

Site boundary (0.36 ha)

Habitats

Retained

Buildings (0.141 ha)

Developed land; sealed surface (0.1666 ha)

Modified grassland (0.0054 ha)

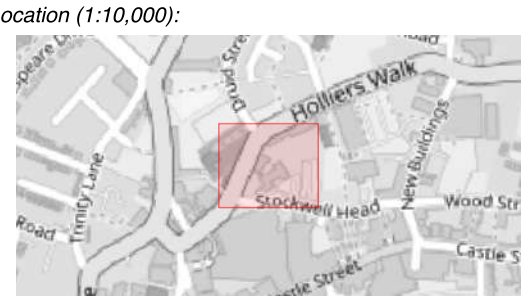
Lost

Developed land; sealed surface (0.0092 ha)

Introduced shrub (0.0038 ha)

Modified grassland (0.0081 ha)

Other woodland; broadleaved (0.0254 ha)



Project:
Concordia Theatre

Client:
MHP Design

Drawing Title:
Impacts

Drawing No.:
EBD_4685_DR002

Central Eastings, Northings:
442708, 294095

Drawn by:
JE

Scale (@A3):
1:400

Date Drawn:
23/07/2026

Approved by:
BG

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LEGEND

Site boundary (0.36 ha)

Habitats

Developed land; sealed surface (0.1768 ha)

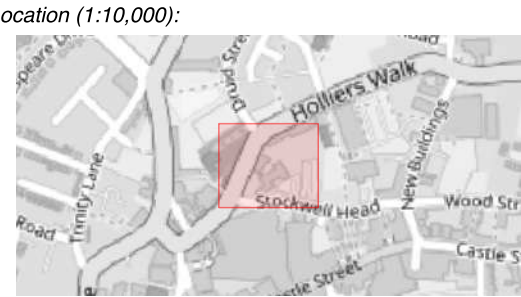
Buildings (0.1475 ha)

Modified grassland (0.0098 ha)

Other woodland; broadleaved (0.0254 ha)

Trees

Urban tree, small (4 trees)



Project:
Concordia Theatre

Client:
MHP Design

Drawing Title:
Proposed Habitats

Drawing No.: EBD_4685_DR003	Scale (@A3): 1:400
Central Eastings, Northings: 442708, 294095	Date Drawn: 24/07/2026
Drawn by: JE	Approved by: BG

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Appendix 4: Baseline Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site Concordia Theatre	Survey date and Surveyor name	9th June 2026 Molly McCann BSc (Hons)
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SP 42680 94060	Habitat parcel reference	PR3
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	4 - 5 species per m2
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.	N	Regularly managed, sward height less than 4cm overall
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			N
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Y	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Appendix 5: Proposed Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site Concordia Theatre	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
New amenity grassland bank			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	Proposed amenity lawn mix unlikely to support 6-8 species
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.	N	Amentiy lawn will be regularly mown <7cm
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scrub will be managed and removed
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	High levels of access possible
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	High levels of access possible
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Bracken will be managed and removed
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	INNS will be managed and removed
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Y	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland						
Woodland and forest - Lowland mixed deciduous woodland						
Woodland and forest - Native pine woodlands						
Woodland and forest - Other coniferous woodland						
Woodland and forest - Other Scot's pine woodland						
Woodland and forest - Other woodland; broadleaved						
Woodland and forest - Other woodland; mixed						
Woodland and forest - Upland birchwoods						
Woodland and forest - Upland mixed ashwoods						
Woodland and forest - Upland oakwood						
Woodland and forest - Wet woodland						
Habitat Description						
broadleaved woodland with tree removal taking place prior to site visit baseline condition has been used for proposed degraded condition						
ukhab – UK Habitat Classification						
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:						
Woodland Wildlife Toolkit (sylva.org.uk)						
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
On-site or off-site, site name and location		On-site Concordia Theatre	Survey date and Surveyor name			
Limitations (if applicable)			Survey reference (if relating to a wider survey)			
Grid reference			Habitat parcel reference			
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	1	
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	2	
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.</i>			
Habitat Description			
Proposed urban trees			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	On-site Concordia Theatre	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	Proposed trees will be native species
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).	Y	Proposed trees all individual
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	Unlikely within 30 year timeframe
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.	Y	Trees will not be subject to herbicide or agricultural activity; pruning regime will support expected canopy and growth
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Unlikely within 30 year timeframe
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	Scattered throughout hardstanding car park
Number of criteria passed		3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Y	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	3	
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3	
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1	
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1	
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	

Total Score (out of a possible 39) 27

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	Moderate
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score