



Biodiversity Net-Gain Assessment

The Unicorn Inn, Cronton Road,

Cronton, Knowsley, Liverpool, WA8 5DB

Client: Revival Architects

17th April 2026

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Quality Assurance

The information which the author has prepared and provided is true, and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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1. INTRODUCTION

This report has been commissioned by Revival Architects on behalf of their client in support of a retrospective planning application for a proposed development at The Unicorn Inn, Cronton Road, Cronton, Knowsley, Liverpool, WA8 5DB (hereafter referred to as 'the site').

Due to the nature of the proposed development, it is understood that a biodiversity net gain assessment of the proposed works is required, as per local and national policy. Biodiversity net gain occurs in development when the project leaves the natural environment in a better state than it was prior to the project. To achieve biodiversity net gain, the developer is required to ensure that wildlife habitats are created or enhanced. It requires the development to result in a demonstrable increase in habitat value to the baseline (how the site was prior to development). Biodiversity net gain should be demonstrated quantitatively.

To demonstrate biodiversity net gain, the value of the habitats are assessed using a recognised metric tool to calculate biodiversity units. The biodiversity losses or gains resulting from the development are then calculated by subtracting the baseline (pre-development) units from the post development units. The statutory biodiversity metric (Defra, 2024a) has been used to demonstrate biodiversity net gain in a quantitative manner.

The Biodiversity Net Gain Good Practice Principles for Development (CIEEM, CIRIA, IEMA, 2016) are a set of ten principles which have been produced to provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. To demonstrate that biodiversity net gain has been achieved in a qualitative manner for a development it would need to be shown that the development meets these ten principles which have been listed below:

- Apply the mitigation hierarchy
- Avoid losing biodiversity that cannot be offset by gains elsewhere
- Be inclusive and equitable
- Address risks
- Make a measurable net gain contribution
- Achieve the best outcomes for biodiversity
- Be additional
- Create a net gain legacy
- Optimise sustainability
- Be transparent

1.1. Objectives of the Report

The biodiversity net gain assessment has been produced in accordance with the British Standard (BS) for Biodiversity – Code of practice for planning and development, BS42020:2013.

The objectives of this report are as follows:

1. *To identify the planning policy context relevant to BNG matters on the site.*
2. *To describe the baseline biodiversity value of the site based on the UK Habitat condition assessment.*
3. *To evaluate the proposed biodiversity of the site based on the agreed final landscape proposals.*
4. *To calculate the predicted change in the biodiversity unit value of the site post development and demonstrate the potential biodiversity net gain of the proposed development in a quantitative manner.*
5. *To assess if the proposed development meets the requirements of the trading rules and demonstrate how the proposed development does meet those requirements.*
6. *To demonstrate how the proposed development meets the ten principles set out in the 'Biodiversity Net Gain Good Practice Principles for Development' and has led with the mitigation hierarchy.*

1.2. The Author

This document has been prepared by Rob Nicholson BSc (Hon) MCIEEM, an experienced Ecological Consultant of 18 years. Rob is a professional member of Chartered Institute of Ecology and Environmental Management (CIEEM) and holds a bachelors degree in ecology. Rob has attended formal training on biodiversity net gain assessment.

2. LEGISLATION & POLICY BACKGROUND

2.1. National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024), is a policy framework document which provides a range of important principles. Paragraph 187 of the NPPF states that decisions should contribute to and enhance the natural local environment by:

'Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

Paragraph 188 goes on to state:

'... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (paragraph 193):

'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.'

2.2. The Environment Act (2021)

Paragraph 2 (3) of Schedule 14 of The Environment Act 2021 makes it mandatory for all new developments (with some limited exceptions) to achieve a biodiversity net gain (BNG) of at least 10% by the time the development is completed compared to the pre-development biodiversity value of the onsite habitat. This percentage may be amended in the future by the Secretary of State. Please note that some Local Policies stipulate a higher target than this.

The Act allows three methods for securing biodiversity net gains:

1. enhancement of the biodiversity of land to which the planning permission relates;
2. the allocation of registered offsite biodiversity gain to any development for which the planning permission is granted; and
3. the purchase of biodiversity credits for any such development.

A biodiversity gain statement must set out whether, and if so how, the biodiversity gain objective applies in relation to development where the onsite habitat is irreplaceable, how the

development will minimise any adverse effects to the onsite habitat, and what the evidence must be produced to show how the biodiversity net gain has been met upon completion of the development. Biodiversity gains will need to be maintained for at least 30 years after the development is completed.

2.3. Local Policy

Table 1 details the policies within Knowsley Local Plan Core Strategy (Adopted January 2016) which are relevant to the ecological features present on site.

Table 1: Summary of relevant local planning policy

Policy	Description
Policy CS8	Maintenance and Enhancement of Knowsley's Existing Green Infrastructure:
Green Infrastructure	1) Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to: a) Ensure more attractive and cleaner residential neighbourhoods; b) Sustain and promote biodiversity (including designated sites, priority habitats and protected and endangered species) in accordance with importance and contribution to ecological networks; c) Preserve the character and function of historic environments and valued landscapes; d) Mitigate the effects of climate change and flood risk; e) Mitigate air, water and noise pollution; f) Provide local opportunities for sport, recreation and allotments; and g) Provide sustainable transport linkages between residential neighbourhoods and easy access to employment and services. 2) To achieve the above, planning powers and other interventions will be used to: a) Protect and enhance strategically important areas of greenspace; b) Ensure an appropriate quantity and improved quality of locally important open spaces, including outdoor sports provision (and ancillary facilities of appropriate scale); c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets; d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects; e) Improve accessibility for communities to greenspace offering leisure and recreation opportunities; f) Protect and where possible improve green paths and cycleways linking residential areas, existing strategic areas of greenspace, employment locations, local community services and leisure facilities; g) Work in partnership with other districts and relevant bodies at a landscape scale to minimise the impact of development upon Knowsley's existing biodiversity and geological assets, and sustain the protection afforded to internationally important sites, including supporting habitat, for biodiversity outside of the borough; and h) Deliver new integrated and functional Green Infrastructure that helps to mitigate and adapt to climate change, such as sustainable drainage systems, carbon capture and storage, soft landscaping and green roofs.

	Strategic Green Links 4) Knowsley's strategically important green links are: a) Alt Corridor (Huyton) – stretching from Huyton Village through South Alt Park, Alt Park, Alt Meadows and into Stockbridge Village; b) Valley Corridor (Kirkby) – stretching through Valley Meadow, St. Chad's Park, Millbrook Park, Millennium Green and Mill Dam; c) Whiston to Cronton Corridor – stretching through Cronton, Stadt Moers Park and Whiston Greenway; d) Halewood Triangle – Halewood Park linkage with the Trans-Pennine Trail and to the national cycle network; e) M57 Green Belt Corridor; and f) Knowsley Hall Estate – including Knowsley Safari Park and Local Wildlife Sites. Approach to Green Infrastructure and New Development 6) New development must be served by Green Infrastructure to meet the needs of residents and the local environment, in a manner which will: a) Contribute to the creation of a high-quality residential environment; b) Provide access to high quality open space for leisure and recreational purposes; c) Seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature; and d) Provide adequate mitigation and/or, as a last resort, compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.
Policy CS2 Development Principles	Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by: (h) Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity;

3. METHODS

3.1. Baseline Habitat Assessment

The baseline assessment was carried out using the results of the UK Habitat (UKHabs) condition assessment survey (details of which are contained within this report) undertaken by Rob Nicholson on 17th April 2026, and using an existing Preliminary Ecological Appraisal of the wider site for historical context (Arbtech, 2025). An existing habitat plan providing an indication of the pre-development habitat types present is provided at Appendix 2.

Note: A full updated Preliminary Ecological Appraisal was not carried out due to the small scale of the proposed development and limited extent of habitat present as this was deemed disproportionate to the proposals. The existing PEA from 2025 was considered sufficient to address wider ecological issues.

3.2. The Mitigation Hierarchy

The aim of the BNG assessment is to identify, predict and evaluate potential key effects arising from the proposed development and assess them against the mitigation hierarchy. The mitigation hierarchy requires that developers first take steps to avoid and then to minimise impacts on biodiversity. Only after these steps are taken should developers look to compensate for losses that cannot be avoided. Finally, if compensation within the development footprint is not possible or does not generate the most benefits for nature conservation, the losses should be offset elsewhere. The proposals have been developed in accordance with the British Standard for 'Process for designing and implementing Biodiversity Net Gain – Specification', BS8683:2021 to reduce risk to harm of biodiversity and maximise the potential gains on the site

3.3. Biodiversity Metric Rules

The rules set out in the table must be followed, otherwise a biodiversity net gain cannot be claimed for the project.

1. The trading rules of the 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. To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in

biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.

4. In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority

3.4. Biodiversity Metric Calculation

Biodiversity metrics (units) were calculated for the site using the “Statutory Biodiversity Metric-Calculation Tool” and guidance available on the government website (Defra, 2024a, 2024b). The biodiversity metric spreadsheet is provided as an Excel file with this report.

The metric uses area and linear habitat features as a proxy measure for capturing the value and importance of biodiversity. It uses a calculation in MS Excel to allow for the importance of these features for nature: their size, ecological condition, distinctiveness and location. The metric enables assessments to be made of the baseline (pre-intervention) biodiversity value of a site in terms of ‘biodiversity units’ and calculates the projected post-development (post-intervention) biodiversity value. The metric can also be used to measure off-site biodiversity changes for a project or development and can be applied from the level of an individual field to, for example, an entire river catchment.

The calculator uses the following variable elements to determine biodiversity units, based on the information collected in the field:

Habitat type: The original survey was based on the UK Habitat (UKHabs) classification system (UK Habs, 2023).

Area (Hectares): The area has been measured based aerial imagery using Geographical Information System (GIS) based software. Measurements have been rounded up or down to achieve a minimum mapping unit (MMU). Mapping habitats at different times of year may lead to variation between where one habitat starts, and another begins as there is potential overlap between habitats (the ecotone). The actual field mapping is based on both field survey and aerial imagery in order to achieve the best representation of the areas covered by each habitat identified on-site. The areas for the post development site were provided by the architects for the project (Revival Architects).

Condition: The condition is a means to measure the quality of a habitat based on a series of physical characteristics and typical species of a particular habitat type. In order to aid the process, the statutory metric provides ‘condition assessment sheets (Defra, 2024c).’ Condition

sheets provide a list of positive indicators for each habitat and dependent on how many positive indicators a particular habitat meets will equate to the relevant condition for that specific habitat. In order that this process can be followed, in relation to this calculation, the number of positive indicators that are met for each habitat type are presented in the accompanying excel document for each habitat found on-site.

Strategic significance: This element is to assess the habitats on site in relation to the geographical location in which they are located. Information to determine the significance of a habitat within a specific landscape can be found in Local Nature Recovery Strategies (LNRS) as well as a variety of sources that include local plans, local biodiversity and National Character Areas. The strategic significance is based on three categories which equate to a different score, which are as follows: High – 1.15; Medium – 1.1 and Low - 1.

3.5. Limitations

Measurements are based on a two-dimensional mapping and would assume the site is completely flat and therefore certain habitats may be greater in extent if they occur on a slope.

In the field the surveyor will have judged the approximate area of each of the habitat types and where appropriate used aerial imagery to assist with mapping of the habitats as accurately as possible.

4. PROPOSED DEVELOPMENT

The development subject of this retrospective application is for the installation of two outdoor dining pods to the rear of the public house, within the existing beer garden. The development also comprises of installation of new hard and soft landscaping for this area of the Unicorn Public House.

5. BASELINE BIODIVERSITY UNIT ASSESSMENT

5.1. On-site Baseline

Vegetated Garden – u1c

The site comprises of the beer garden area to the rear of the Unicorn Public House. The area in question, prior to installation of the pods and associated hard landscaping comprised garden area which was pre-dominantly lawn and was limited to common and widespread species including Perennial rye-grass (*Lolium perenne*), Red Clover (*Trifolium repens*), Cock's foot (*Dactylis glomerata*), Yorkshire Fog (*Holcus lanatus*), Common Daisy (*Bellis perennis*), Common Cat's ear (*Hypochaeris radicata*). Creeping Buttercup (*Ranunculus repens*) and Annual Meadow Grass (*Poa annua*). No individual trees were present within the developed area. The above habitat encompasses the entire redline boundary.

Individual trees (urban)

With in a wider blue-line boundary of the beer garden (outside of the application redline boundary), there is a larger area of the above grassland. In addition, there are two trees located to the edge of the lawn to the north-eastern boundary these included the following:

- T1 Beech (medium sized) (DBH 55.4cm) primarily oversailing the grassland. This tree stands alone and does not form part of a continuous canopy. The tree appears in good health with no dieback or natural or anthropogenic damage in addition to no ecological niches such as lifted bark or ivy present. (Moderate Condition)
- T2 A mature medium sized cherry (sp.) tree (DBH 33cm) primarily oversailing the grassland. This tree stands alone and does not form part of a continuous canopy. The tree canopy appears in good health with no signs of dieback and no anthropogenic damage apart from minimal pruning. Ivy was present, obscuring the trunk and climbing into the canopy above, creating a natural ecological niche. (Moderate Condition).

Ornamental Hedgerow – h2

The wider blue-line boundary (unaffected) also includes three ornamental hedgerows comprising of Lawson Cypress (*Chamaecyparis lawsoniana*).

Note: Condition assessment sheets for relevant habitats are provided in Appendix 3.

5.2. Habitat Baseline Assessment

The condition of each habitat has been assessed against the relevant positive indicators. Summaries of the habitat units and linear units for each baseline habitat are provided in Figure 1 below. A full breakdown of the condition assessments is presented in Appendix 4 and an existing habitat plan is also provided at Appendix 2. For strategic significance, the following has been considered the most appropriate for each habitat:

Redline Boundary:

- **Vegetated Garden (lawn):** A common and widespread habitat of low ecological importance and therefore is not associated within any specific local strategy.

Blue-line boundary:

- **Vegetated Garden:** A common and widespread habitat of low ecological importance and therefore is not associated within any specific local strategy.
- **Urban trees:** Formally identified within the Local Nature Recovery Strategy for the region.
- **Ornamental Hedgerow:** A common and widespread habitat of low ecological importance and therefore is not associated within any specific local strategy.

For the purpose of the biodiversity metric only habitat within the redline boundary is included in the calculation below:

Figure 1

The Unicorn Inn, Cronton Road, Cronton		Return to results menu	
Headline Results			
Scroll down for final results ▲			
On-site baseline		Habitat units	0.03
		Hedgerow units	0.00
		Watercourse units	0.00

5.3. Trading Rules

For habitat trading purposes the following is required for each baseline habitat:

Area Habitats

Figure 2

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required - bespoke compensation option ▲	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

6. PROPOSED BIODIVERSITY UNIT ASSESSMENT

6.1. Impacts of the Proposed Development

The development will result in changes to habitats within the site, but efforts are made to retain and enhance existing habitats as part of the redevelopment of the site.

Habitat **loss** in relation to the development will include the following:

- Vegetated Garden (lawn areas) – ~0.0111ha

Habitat **retention** as part of the proposed development will include:

- Vegetated Garden (0.004534ha). Existing lawn area within the Pod area. To be retained and managed appropriately as 'vegetated garden'.

Habitat **creation** as part of the proposed development will include the following:

- Individual Trees. Five fruit trees will be planted (target condition 'poor') on land within the wider site ownership (located 10m north of the developed area). This will not result in any habitat loss in the blueline area and will be managed as part of the wider site management for the commercial premises. Recommended species for consideration include Cherry (*Prunus* sp.), Pear (*Pyrus* sp.) and Apple (*Malus* sp.). All offering amenity value but also a food resource for a range of wildlife and invertebrates.

6.2. On-site Habitats

The new on-site area habitats are based on the development plan and proposed planting plan in Appendix 5 and are detailed within the accompanying metric document. A summary of the results is provided below in Figure 4:

Figure 4

The Unicorn Inn, Cronton Road, Cronton

Headline Results

Scroll down for final results Δ

Return to results menu

On-site baseline	Habitat units	0.03	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.07	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.04	132.29%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	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)	Habitat units	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	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)	Habitat units	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	132.29%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.03	0.03	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

6.3. Off-site Habitats

There are no proposed off-site habitats to be created.

6.4. Summary of Habitat Changes

The total biodiversity value of the onsite habitats prior to development was 0.03 units for area habitats. A small amount of the limited baseline habitat is lost to the development though a small area is to be retained.

Post-construction, 0.04 area habitat units of equal or better distinctiveness will be created on-site along with habitat retention some of the existing habitat. This will create an increased overall post-development **total** of 0.07 area habitat units

Under the current scheme design, post-development *area habitats* and their associated target conditions will achieve a **total** 132.29% net gain.

Other planting is proposed within the redline boundary and within the wider blueline boundary (linear planting of Cherry Laurel), but these have been omitted from the biodiversity net-gain assessment as linear features will not contribute to losses of area habitat.

7. CONCLUSION

Appropriate and proportionate habitat creation and enhancement (achieving a minimum of 10% biodiversity net-gain) as per the BNG metric section of this report has been considered at the design stage to ensure the LPA can fully assess any planning application for the site, and are aware of measures being taken to avoid an overall adverse impact and aims put in place to maintain and enhance the biodiversity value of the site in the long-term as part of future development proposals.

For the development to proceed in line with UK legislation and Planning Policy relating to biodiversity, the measures contained within this report will be adopted as necessary. Where appropriate measures as recommended in the report are adopted, the development will be able to proceed having considered and addressed the necessary legislation and both local and national policy relating to biodiversity net-gain.

8. REFERENCES

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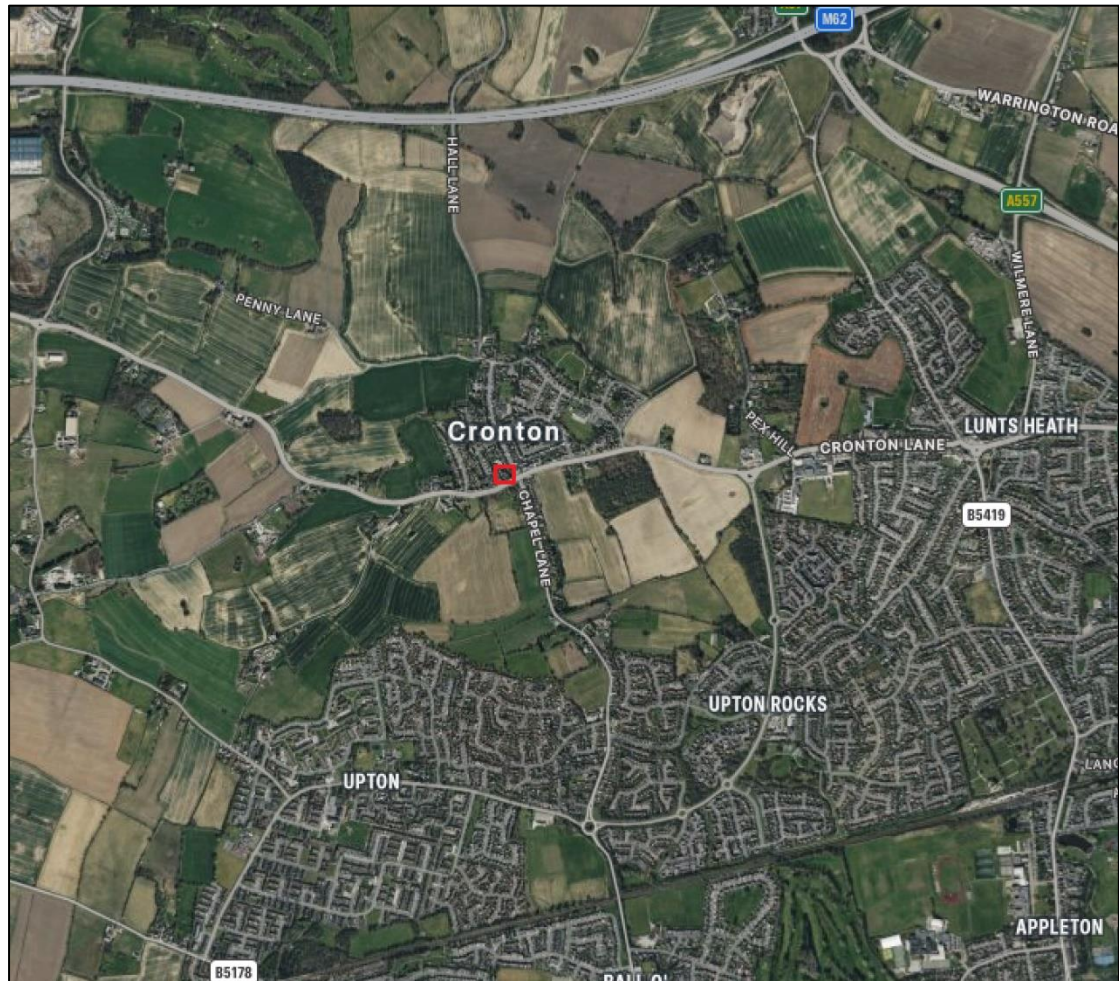
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APPENDIX 1 SITE LOCATION PLAN



APPENDIX 2: EXISITING HABITAT SURVEY PLAN

SEE NEXT PAGE

Existing Habitat Plan

The Unicorn Inn, Cronton.

April 2026

Client: Revival Architects

Drawing by: RN

Version: 1

Key:

-  Vegetated Garden (lawn)
-  Developed land; sealed surface (buildings)
-  Individual Tree (Broadleaved)
-  Development Site Boundary
-  Wider site ownership boundary



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APPENDIX 3: SITE PHOTOS



1. Lawn within vegetated garden area of beer garden. Proposed development area for Pods indicated in red. Lawn/garden outside of redline not within development boundary but within wider site ownership.



2. Vegetated garden area proposed for planting of 5no fruit trees.



3. Main pub building



4. Adjacent pub car park within wider site ownership.

APPENDIX 4: CONDITION ASSESSMENT SHEETS

1. Individual trees (203) – trees located in wider blue-line boundary within the wider vegetated garden area (not within Redline/application boundary).

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.															
Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.															
Habitat Description															
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, 34 Church Road, Roby			Survey date and Surveyor name		20th March 2026. R.Nicholson									
				Survey reference (if relating to a wider survey)		PEA									
Limitations (if applicable)	N/A			Habitat parcel reference											
				T1	T2										
				Grid reference											
Condition Assessment Criteria														Notes (such as justification)	
				Criterion passed (Yes or No)											
A	The tree is a native species (or at least 70% within the block are native species).			Y	Y									Native	
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).			N	N									Not predominantly a continuous canopy	
C	The tree is mature (or more than 50% within the block are mature) ¹ .			Y	Y									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.			N	N									Beer Garden setting with regular pruning.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			N	Y									Ivy was present on T2, obscuring the trunk and climbing into the canopy above, creating a natural ecological niche.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			Y	Y									Garden area beneath canopy area >20%	
Number of criteria passed				3	4										
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved ×/✓											
Passes 5 or 6 criteria		Good (3)													
Passes 3 or 4 criteria		Moderate (2)		y	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															
N/A															

APPENDIX 5: PROPOSED DEVELOPMENT PLANS

Proposed Habitat Plan

The Unicorn Inn, Cronton.

April 2026

Client: Revival Architects

Drawing by: RN

Version: 1

Key:

-  Vegetated Garden (lawn)
-  Developed land; sealed surface (buildings)
-  Individual Tree (Broadleaved)
-  Development Site Boundary
-  Wider site ownership boundary
-  Proposed Tree (Broadleaved) - location indicative



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