Biodiversity Net Gain Assessment

Site: Scotch Lake Farm, Moor Lane, Harmondsworth. Middx UB7 0AP.

Client: Mr J Thurlbeck.

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Acknowledgements

Not applicable for this report.

Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
> This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England.
> The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

Executive Summary

Matthew Game Consultancy was instructed to undertake a Biodiversity Net Gain (BNG) Assessment at Scotch Lake Farm, Moor Lane, Harmondsworth. Middx UB7 0AP (hereafter referred to as “the site”). The survey was required to inform a planning application for the demolition of an existing outbuilding and construction of a new commercial building (hereafter referred to as “the proposed development”).

Areas of Habitat

The baseline habitat value of the site is 0.21 units, this comprises of 0.00 of developed land; sealed surface, 0.00 units of artificial unvegetated, unsealed surface and 0.21 units of modified grassland.

The post development habitat value of the site is 0.24 units, comprising 0.00 units of developed land; sealed surface, 0.00 units of artificial unvegetated, unsealed surface, 0.16 units of modified grassland and 0.07 units of individual rural small trees.

This results in the site achieving a net gain in biodiversity habitat units of 0.03 units, equating to a **15.04% gain** in habitat biodiversity

The site is achieving a 15.04% net gain in habitat units, which does not include the additional biodiversity benefits to be added to the development such as bat boxes. No further recommendations.

Contents

1.0 Introduction and Context

1.1 Background

Matthew Game Consultancy was instructed to undertake a Biodiversity Net Gain (BNG) Assessment at Scotch Lake Farm, Moor Lane, Harmondsworth. Middx UB7 0AP (hereafter referred to as “the site”). The survey was required to inform a planning application for the demolition of an existing outbuilding and construction of a new commercial building (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

This report should be read in conjunction with the following documents:

- Defra Statutory Biodiversity Metric – 23.07.24
- Preliminary Ecological Appraisal – Matthew Game – February 2025

1.2 Site Context

The proposed development is located at approximate grid reference TQ 05343 77714 and covers an area of approx. 0.34Ha. The site sits on Moor Lane, Harmondsworth. The site encompasses five built structures consisting of 1 residential dwelling, 3 commercial buildings and a single outbuilding however only the timber outbuilding is due to be affected by the proposed development. The majority of the site is made up of developed land; sealed surface UKhabs code (u1b). The wider landscape is dominated by open green spaces with small pockets of residential development to the east. Notable landmarks in the area include Heathrow airport and associated lands to the south, Harmondsworth Moor to the west and the M4 to the north.

A site location plan is provided in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain. The recently legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF).

The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by a site survey which was completed on the 6th of February 2025, by Lewis Smith BSc (Hons) (NE Bat Class Licence: WML-CL17 & Accredited Agent, NE Bat Class Licence: WML-CL18) who has over 6 years' experience in consultant ecology. A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The site survey classified the habitats on site according to UK Habitat Classification User Manual 2.01 (UK Habitat Classification Working Group, 2024).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Biodiversity Metric Technical Supplement (Panks et al., 2024). The habitat condition assessments were based on the information provided within the PEA, including the habitat descriptions, species list and site photos.

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value (based on the site survey)
- Function within the landscape (based on a review of Google and OS imagery)
- Any site or habitat allocations under the Local Biodiversity Action Plan

Each habitat in the UK Habitat Classification is automatically assigned a score for distinctiveness within the metric. Distinctiveness recognises the different characteristics of habitats in relation to their capacity for supporting species richness, their tendency to support species found rarely in other habitats, and the rarity of the habitat itself. Table 1 shows the categories for distinctiveness.

Table 1: Area habitat distinctiveness categories and multiplier scores (excluding intertidal habitats)

Category	Score	Definition
Very high	8	• Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, e.g., blanket bog. • Small amount of remaining habitat with a high proportion unprotected by designation. • Endangered or Critical European red list habitats
High	6	• Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action, e.g., lowland fens. • Remaining Priority Habitats not in very high distinctiveness band & other red list habitats.
Medium	4	• Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit, e.g., mixed scrub. • One Priority Habitat (arable field margins).
Low	2	• Habitat of low biodiversity value e.g., temporary grass and clover ley.
		• Agricultural and Urban land of lower biodiversity value.
Very low	0	• Little or no biodiversity value e.g., hard standing or sealed surface. • Urban – artificial structures which are un-vegetated, sealed surfaces or built linear features of very low biodiversity value.

BNG Good Practice Principles and Indicators for Audit Reporting

BNG Principle	Indicators
Principle 1. Apply the Mitigation Hierarchy	Measures to avoid and minimise biodiversity loss and to rehabilitate/restore biodiversity affected by the project are: 1) defined and documented, 2) implemented and monitored; and 3) managed for the duration of the project's impacts. For example, maintain records of the consideration of alternatives as evidence of avoidance measures implemented.
Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Project documents describe any impacts to irreplaceable and vulnerable biodiversity resources, e.g., permanent loss or damage to semi-natural ancient woodland, ancient climax vegetation communities, veteran trees, endemic and internationally rare species that cannot be replaced within reasonable timeframes. Projects with impacts on irreplaceable habitats cannot achieve BNG. These projects should demonstrate where biodiversity compensation has been provided but cannot claim project-wide achievement of BNG. These projects should transparently and comprehensively refer to the impacts on irreplaceable habitats in communications and reports.
Principle 3. Be inclusive and equitable	Evidence of input from and consultation with nature conservation bodies, the local community, the local planning authority and other relevant stakeholders. (NB: For smaller scale projects, this may be part of the planning consultation process). Terms of Reference for any Stakeholder Partnerships are agreed and published, with the roles and responsibilities of members clearly defined.

Principle 4. Address risks	Evidence that BNG has been achieved within the project. Sources of risk and uncertainty in design and implementation of mitigation are documented. Identify risks that may present themselves during the 30-year management period and how these should be dealt with.
Principle 5. Make a measurable Net Gain	Suitable metric is used for all habitat impacts quantified relative to the 'pre-project' condition of each habitat. Gains anticipated from habitat creation, enhancement and positive management are quantified relative to the predicted condition in the absence of BNG activities.
Principle 6. Achieve the best outcomes for biodiversity	Evidence is provided that BNG commitments contribute (now or in the future) to regional and national conservation goals, e.g., Local Nature Recovery Strategies. Provide evidence that the BNG design has considered where it is possible to contribute to supporting priority species populations. Provide evidence to show where additionality has been proven within the built environment and what gains are achieved.

BNG Principle	Indicators
Principle 7. Be additional	Evidence is provided that the conservation gains were caused by project activities and would not have occurred in other circumstances.
Principle 8. Create a Net Gain legacy	Evidence is provided that those responsible for implementing project biodiversity management have the requisite management and technical capacity for their specified roles. Key Performance Indicators are set for biodiversity features affected by the project and specific, measurable and time-bounded targets for indicating conservation success are clearly stated. Evidence is provided that any reasonably foreseeable future developments that might affect long-term commitments to biodiversity, including developments by third parties, have been considered. Evidence that legal and financial mechanisms are in place to guarantee the financial and institutional viability of all biodiversity management for a minimum 30 years or at least the duration of the project's impacts. Evidence is provided that management is adapted, where necessary, throughout implementation to deliver the agreed conservation outcomes and monitoring is in place to identify risks to achieving specified outcomes. Evidence that the design has considered where it is possible to create features for species, in particular, priority species.
Principle 9. Optimise sustainability	Evidence provided that the project prioritises BNG targets, but then seeks opportunities for gains for the wider environment, the community and the economy.
Principle 10. Be transparent	The commitment to BNG is stated by the project developer in a publicly available document. Results of project audits are publicly available where claims of BNG are made at relevant project stages, including project closure and any deviations from original design specifications are clearly stated. Evidence that the best available scientific knowledge and methods have been used in BNG design and implementation and knowledge is transferred back to the scientific community.

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the clients' mark-up drawing showing the draft proposed development.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.01 (The UK Habitat Classification Working Group, July 2024).

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the G-4 Temporal Multipliers Tab included in the Statutory Biodiversity Metric spreadsheet.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value (based on the landscaping plan and professional judgement)
- Function within the landscape (based on the location of the proposed and a review of Google and OS imagery)
- Any site or habitat allocations under the Local Biodiversity Action Plan.

No limitations to the calculations.

3.0 Results and Evaluation

3.1 Baseline Habitats

Table 2 details the baseline habitats present within the site (as identified in February 2025 when the site survey was undertaken) along with their area/length, condition and strategic significance. A full condition assessment for each habitat (if applicable) is provided in Appendix 4.

Table 2: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	1350 SQM (0.135 Ha)	Developed land includes the existing buildings on site.	N/A	Area/Compensation not in local strategy / no local strategy
Artificial unvegetated, unsealed surface	863 SQM (0.0863 Ha)	An area of gravel surface leading to the built structures on-site. This habitat has negligible to low ecological value.	N/A	Area/Compensation not in local strategy / no local strategy
Modified grassland	1033 SQM (0.1033 Ha)	This area of grassland is subject to regular cutting, resulting in a sward of approximately 5cm – 10cm in length. Species composition is poor, comprising predominantly perennial ryegrass Lolium perenne (D) and meadow grass species Poa sp (A) with occasional broad-leaved herbs such as dandelion Taraxacum spp (O).	Poor	Area/Compensation not in local strategy / no local strategy

3.2 Post Development Habitats

Table 3 details the post development habitats present within the site along with their area/length, condition and strategic significance. Other biodiversity enhancements are incorporated into the proposed development which aren't accounted for in the Biodiversity Metric.

Table 3: Post Development Biodiversity Value

Habitat	Area / Length	Description	Target Condition	Strategic Significance
Developed land; sealed surface	1538 SQM (0.1538 Ha)	Existing building footprint, plus the proposed new building.	N/A	Area/Compensation not in local strategy / no local strategy
Artificial unvegetated, unsealed surface	863 SQM (0.0863 Ha)	An area of gravel surface leading to the built structures on-site. This habitat has negligible to low ecological value.	N/A	Area/Compensation not in local strategy / no local strategy
Modified grassland	845 SQM (0.0845 Ha)	This area of grassland is subject to regular cutting, resulting in a sward of approximately 5cm – 10cm in length. Species composition is poor, comprising predominantly perennial ryegrass Lolium perenne (D) and meadow grass species Poa sp (A) with occasional broad-leaved herbs such as dandelion Taraxacum spp (O).	Poor	Area/Compensation not in local strategy / no local strategy
Individual tree	6no	4no small individual tree, planted in moderate condition at the front of the site, adjacent to the entrance so that it is public facing	Moderate	Area/Compensation not in local strategy / no local strategy

3.3 Baseline Biodiversity Value of the Site

Full details are provided in the Statutory Biodiversity Metric.

Areas of Habitat

The baseline habitat value of the site is 0.21 units, this comprises of 0.00 of developed land; sealed surface, 0.00 units of artificial unvegetated, unsealed surface and 0.21 units of modified grassland.

The post development habitat value of the site is 0.24 units, comprising 0.00 units of developed land; sealed surface, 0.00 units of artificial unvegetated, unsealed surface, 0.16 units of modified grassland and 0.07 units of individual rural small trees.

This results in the site achieving a net gain in biodiversity habitat units of 0.03 units, equating to a **15.04% gain** in habitat biodiversity.

Trading summary

Medium distinctiveness habitats show a 0.07 net change in units, with the modified grassland habitat using the cumulative surplus of the additional individual tree units provided by the post-development landscape scheme.

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 (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.00
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.00	0.00	0.00	0.07 ✓
Individual trees - Rural tree	Individual trees	0.07	0.00	0.07	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		0.07	0.00	0.07	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.07 ✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	0.07 ✓

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-0.04	0.00	-0.04 ⚠
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.00	0.00	0.00
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.04	0.00	-0.04

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.04 ⚠
Cumulative surplus of units	0.03 ✓

Scotch Lake Farm, Moor Lane, Harmondswo

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Headline Results

Scroll down for final results ⚠

On-site baseline	*Habitat units*	0.21	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.24	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	0.03	15.04%
	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*	0.03
	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*	0.03
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	15.04%
	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%	0.21	0.23	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

4.0 Recommendations

The site is achieving a 15.04% net gain in habitat units, which does not include the additional biodiversity benefits to be added to the development such as bat boxes. No further recommendations.

5.0 Bibliography

- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
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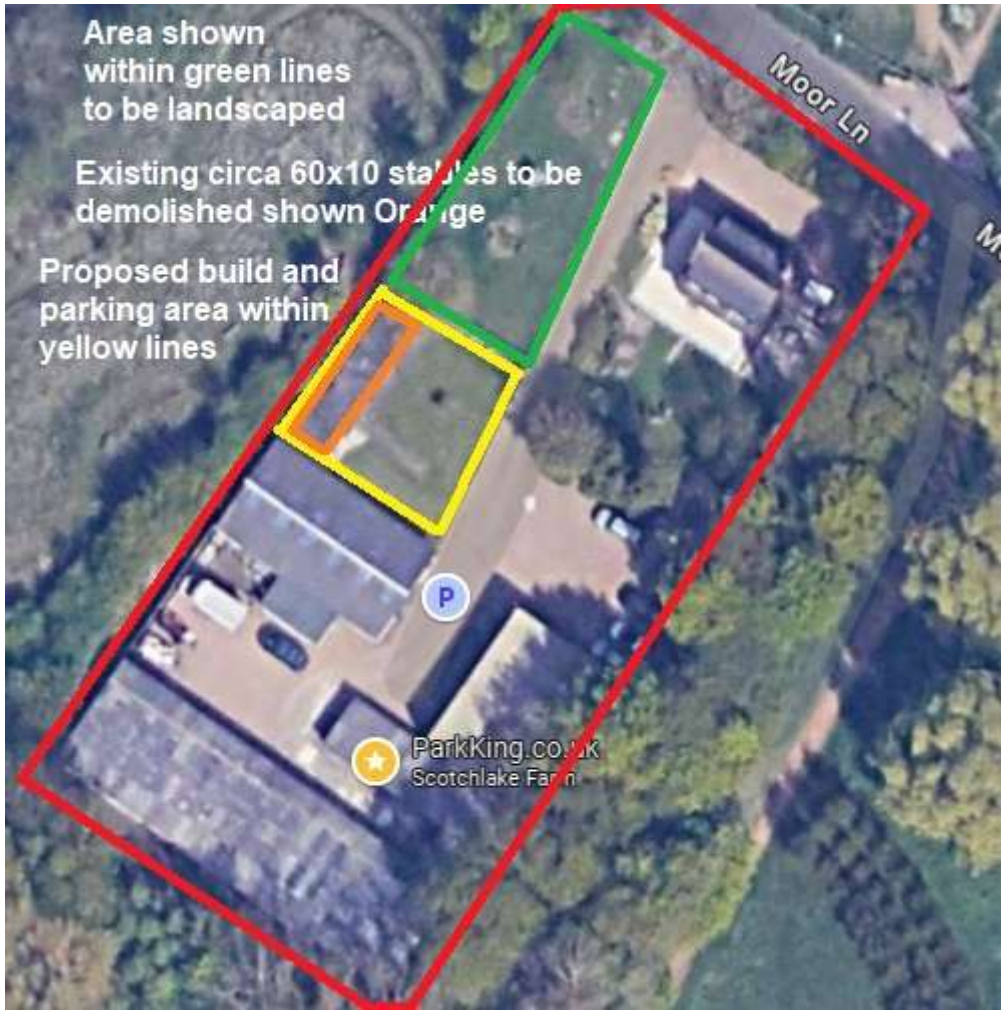
Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan

Appendix 3: Baseline Habitat Survey Plan

Appendix 4: Habitat Condition Sheets (Baseline)

Not applicable