

Archie Ford
Dusek Design



**Crossman
Ecology**
Ecological Consultants

By email

11 November 2025

Our ref: D1152.003_BNG

Dear Frankie

Biodiversity Net Gain Assessment: 33 Nicholas Way, Northwood

The National Planning Policy Framework (2019) states that development should deliver measurable net gains in biodiversity. In addition, many local planning authorities have set requirements for biodiversity net gain within their local plans.

In England, BNG is mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#).

The Defra Statutory Metric, which has been used in this assessment, is the standard method in England for measuring biodiversity change from major development in order to demonstrate that this policy has been met.

The purpose of this assessment is as follows:

1. To compare and quantify the value of the existing habitats with the projected value of habitats post development; and
2. To identify the requirement for additional off-site compensation to achieve net-gain for the proposed development.

Net gain calculations

This net gain assessment should be read in conjunction with the ecological appraisal report, which details the existing habitats on site and provides a habitat map and photographs. The habitat survey for this assessment was undertaken in conjunction

with the ecological walkover which was undertaken in April 2024 by Miguel Canovas CEnv.

Details of the pre-development and post-development conditions are detailed in the tables below.

Unauthorised habitat degradation

There has been no known unauthorised habitat degradation.

On-site irreplicable habitat

There are not any on-site irreplicable or significant habitats on site.

Pre-development conditions

The site covers an area of **1522 m²**.

The site is a residential property with a well-maintained garden. At the south-eastern end of the property is an area of woodland.

Both individual trees and woodland habitats have been identified on site. The distinction between these categories has been made in accordance with the *Biodiversity Metric Technical Supplement* and is based primarily on the character and management of the ground beneath the tree canopy. Trees situated within areas of managed lawn have been classified as individual trees, as these lack the understorey and ground flora typical of woodland habitats. In contrast, areas where the trees form a closed canopy with an evident woodland ground layer have been classified as woodland. This approach ensures that habitat types are recorded accurately and proportionately, reflecting both their ecological structure and current management.

Information on trees, including condition and size is included within the appendices of this report.

The site falls into the following habitat categories for the purpose of BNG:

- Sealed surfaces: the majority of the site by area is covered by sealed surfaces including an existing dwelling, parking and paths
- Vegetated garden – the remainder of the site is taken up by well-maintained garden including amenity grassland, shrubs, small trees and ornamental hedgerows. All areas of the garden are considered to fall under the 'vegetated garden' category of the Defra Metric.

- Trees – reference has been made to the tree report (GHA Trees, reference GHA/DS/160357:25)
- Woodland – this occupies the south-east boundary of the site and is characterised by a continuous band of mature trees that extend into neighbouring properties.

Pre-development conditions

The post development conditions of the site will be sealed surfaces and a vegetated garden. The single medium-sized tree will be retained within the proposals.

All pre and post development conditions are detailed in the table below.

Table 1: On-site habitat and hedgerow value analysis

Habitat	Area ha	Units
On-site habitat baseline		
Developed land; sealed surface	0.037	0
Vegetated garden	0.0502	0.10
Mixed woodland	0.065	0.52
Urban tree (medium size, poor condition)	0.0163	0.07
Urban tree (medium size, moderate condition)	0.0163	0.13
Urban tree (medium size, good condition)	0.0651	0.78
Total		1.60
On-site habitat creation/retention		
Developed land; sealed surface	0.1828	0
Vegetated garden (retained)	0.044	0.09
Mixed woodland	0.065	0.52
Urban tree (medium size, moderate condition)	0.0163	0.13
Urban tree (medium size, good condition)	0.0651	0.78
Total		1.52
Hedgerow	Length m	Units
On-site hedgerow baseline		
Non-native hedgerow	0.022	0.11
On-sited hedgerow create/retention		
Non-native hedgerow (retained)	0	0.11

Summary of units gained/lost

	Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain	Unit deficit
Habitats	1.65	1.52	0.76	0.24
Hedgerows	0.11	0.11	0.12	0.01

Recommendations

The above calculations confirm that the proposed development will result in a net loss in habitat units. To achieve 10% net gain, 0.24 habitat units and 0.01 hedgerow units will need to be purchased (refer to Headline Results tab of Metric).

Purchasing units does not have to happen prior to approval under the current legislation. If the application was to be granted consent, proof of units purchased would need to be provided at the time you are about to discharge the biodiversity gain plan condition. Please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain>.

Please do not hesitate to contact me if you require any additional information.

Yours faithfully



Alex Crossman BSC (Hons) MCIEEM
Managing Director

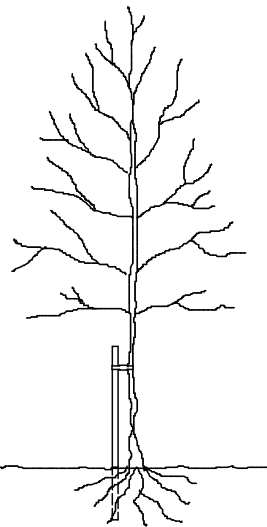
Appendix I – Site Figures



CROSSMAN ECOLOGY

NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and allied legislation.
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (CDM) Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Footprint of buildings shown at 1m above ground level.



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For selected standard trees o/a height 3.0-3.5m. Support using stakes extending to 1.0-1.2m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non reinforced tie 75mm from top of stake.

Remove stake on onset of or during the second growing season after planting.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS 4428. All new trees to be supplied as selected standards unless otherwise noted.

Overall height 3.0-3.5m and 1.8-2.1m, straight stem to BS 3936 Part 1 1992. Trees supplied with bareroots with polythene wrapping or as noted otherwise, and planted in a min of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar manure 50mm deep, top dressed with 75mm deep forest bark mulch.

Site to be cleared of all builders rubble and rotavated levelled and tilled before planting commences. Front gardens to be turfed and rear gardens seeded.

All turfing to BS 3936 1990.

Pernicious weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS 3936 Part 1 1992.

Sub-soil areas below planting to be de-compacted before planting commences.

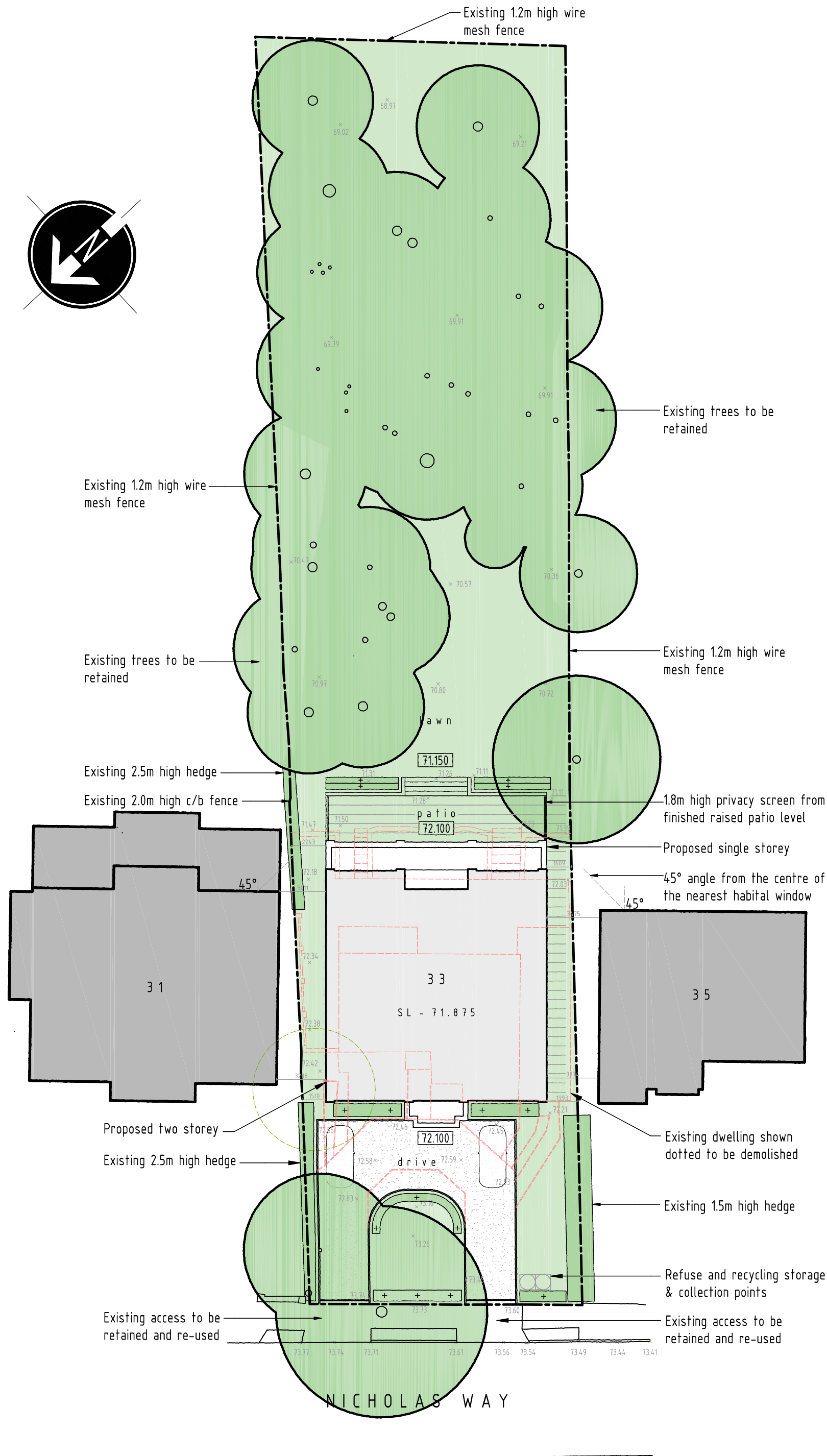
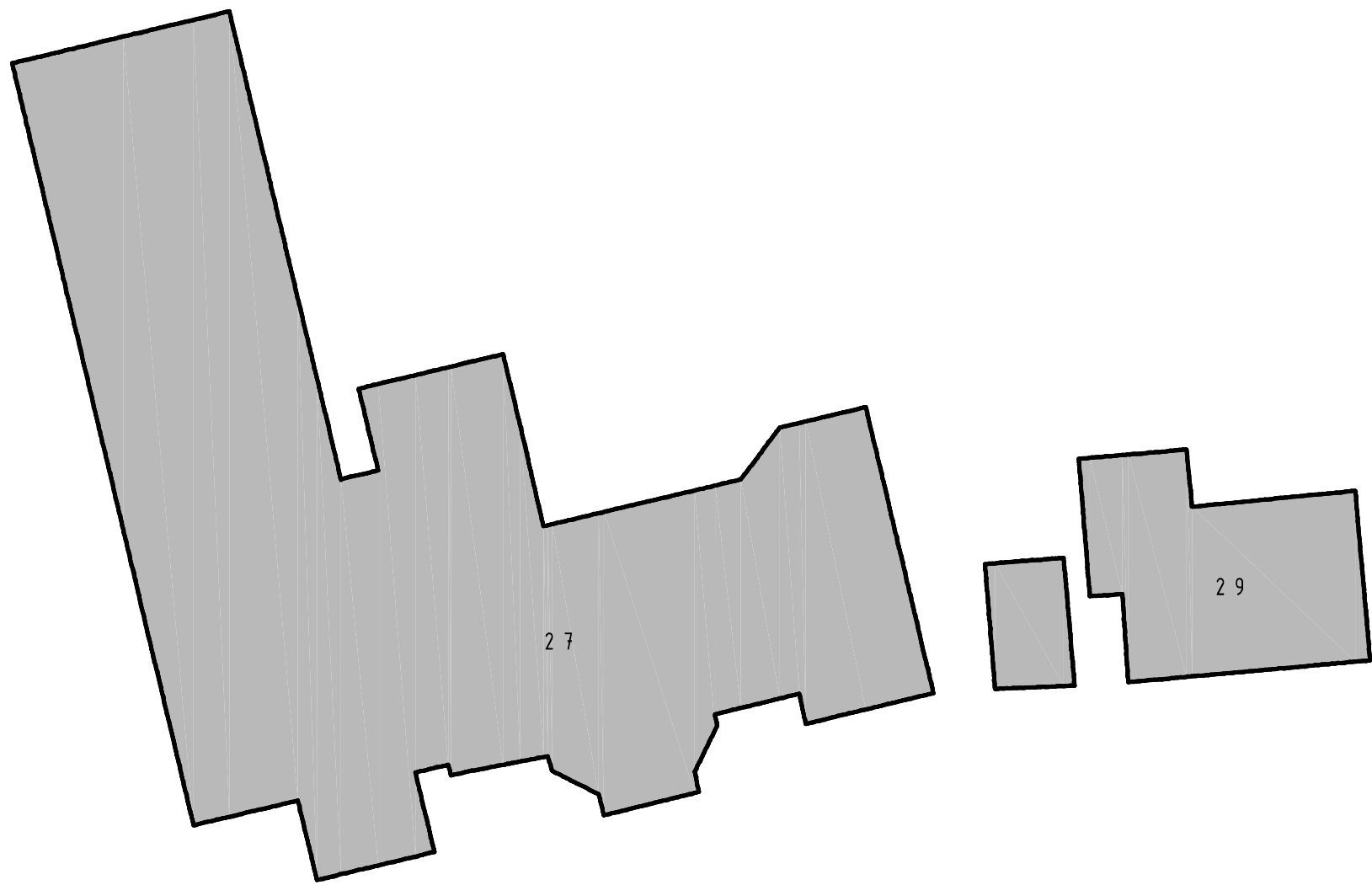
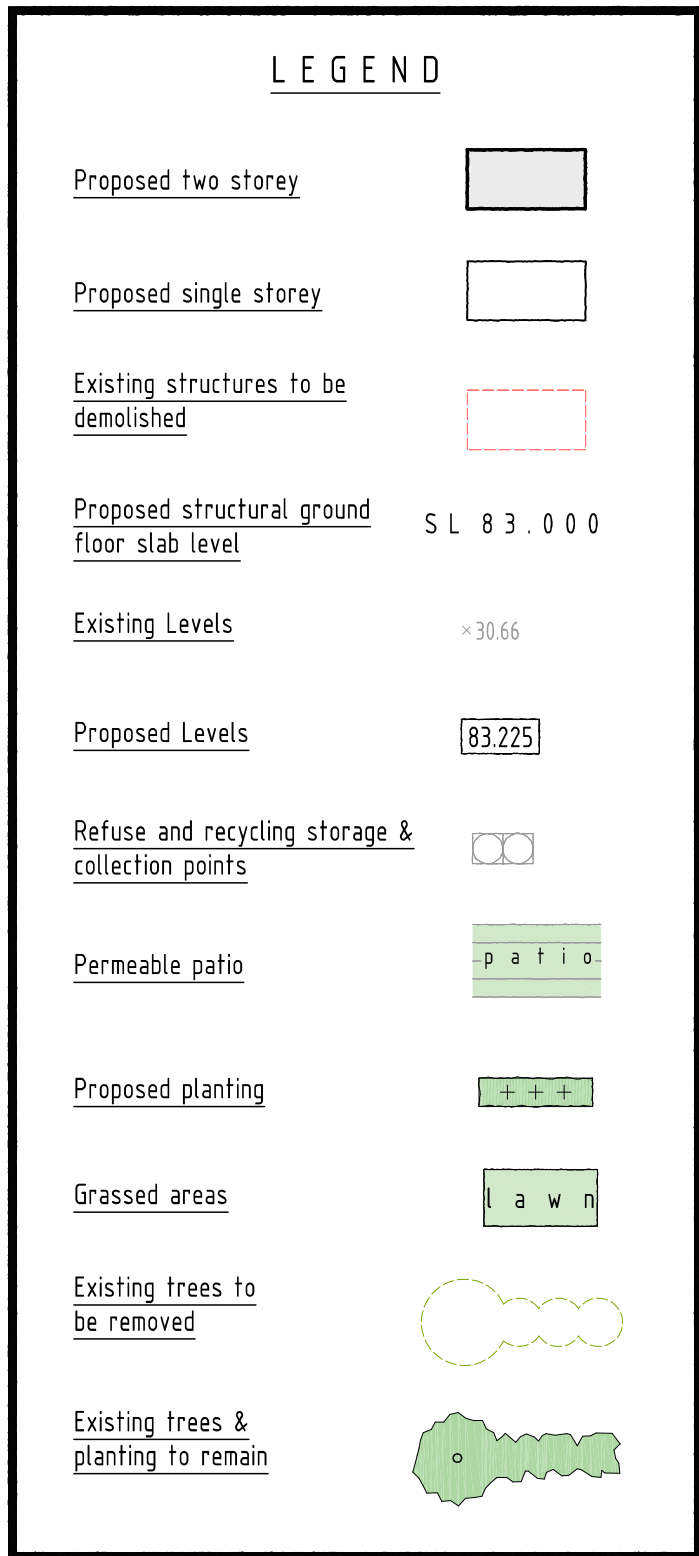
Tree protection to be carried out in accordance with BS 5837 2012.

DRIVEWAY SPECIFICATION

Driveway to be finished with permeable resin bound gravel.

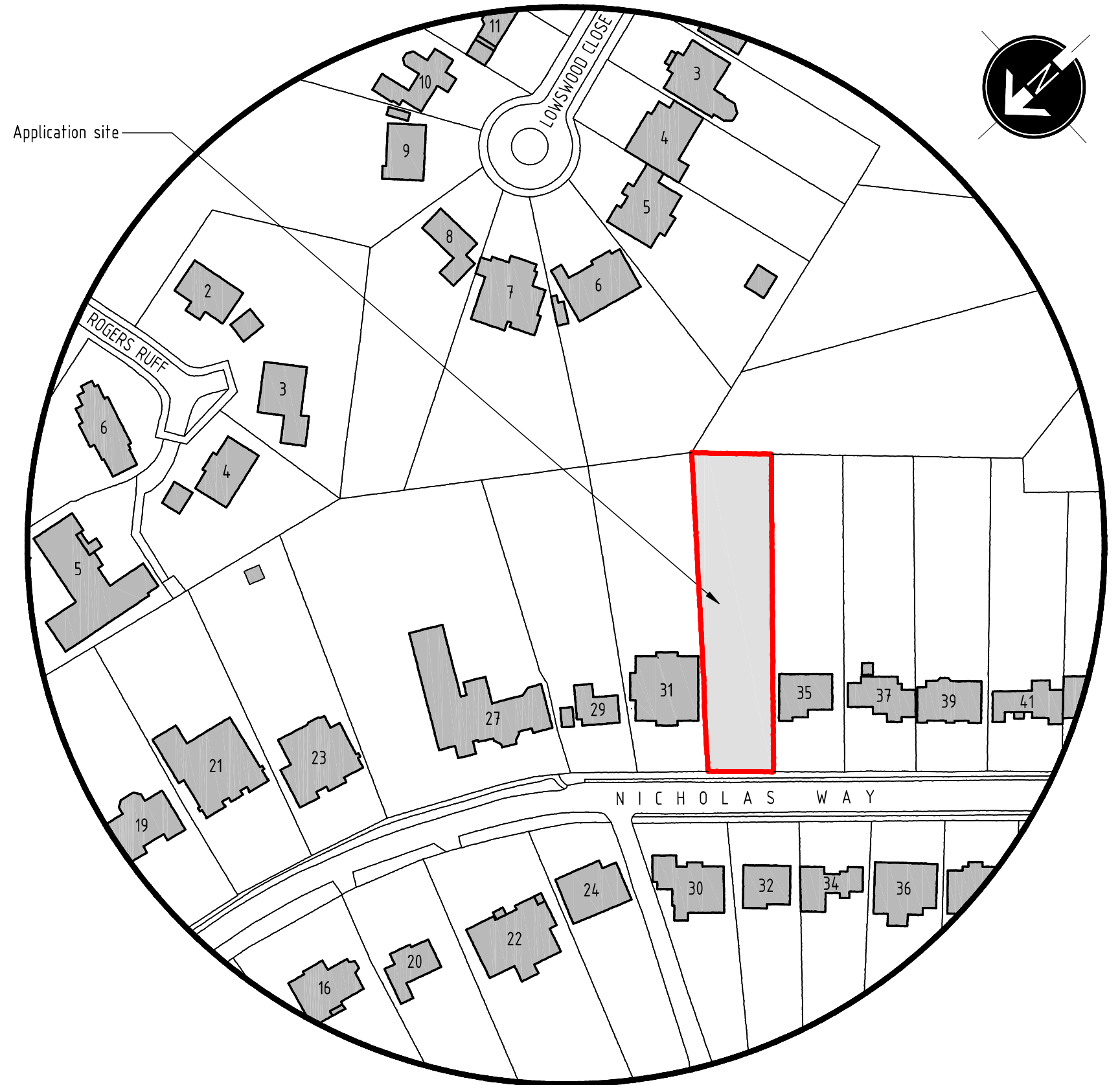
Below the above you need a laying course of a 50mm depth of 6mm clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges. (depth depending on soil conditions)

Crossover to be finished in permeable black farmac. Construction specification in accordance with local authorities requirements.



SITE LAYOUT PLAN

SCALE 1:250



LOCATION PLAN

SCALE 1:1250

SCALE BAR (m)



B	10/11/2025	Privacy screen added
A	07/11/2025	Council comments
rev:	date:	description:
scale:	1 : 250	A1 date: 24 / 04 / 2025
drawing no:	1514 / P / 1 ^B	drawn: FJ
drawing:	PLANNING PROPOSALS SITE LAYOUT PLAN	
project:	LAND AT 33 NICHOLAS WAY, NORTHWOOD, MIDDLESEX, HA6 2TR	
client:	MR & MRS SHAH	

DDA

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SCALE BAR (m)



Appendix II – Condition Sheets



CROSSMAN ECOLOGY

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	Survey date and Surveyor name		14/04/2025 (Miguel Canovas Cenv)								
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)	None	Habitat parcel reference										
		T2	T4	T7	T8	T9	T11					
		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	Y	Y	Y	Y					
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	Y	Y	Y	Y					
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	Y	Y	Y	Y	Y					
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	Y	Y	Y	Y					
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	N	N	N	N					
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	Y	Y	Y	Y	Y					
Number of criteria passed		2	4	5	5	5	5					
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓										
Passes 5 or 6 criteria	Good (3)			Y	Y	Y	Y					
Passes 3 or 4 criteria	Moderate (2)		Y									
Passes 2 or fewer criteria	Poor (1)	Y										
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												

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					
Mixed woodland					
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)					
<p>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.</p>					
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	12 November 2025 (Alex Crossman MCIEEM)		
Limitations (if applicable)	N/A	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.	2	
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.	2	
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 .	3	
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 .	1	

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 .	2	
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.	2	
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)

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

Suggested enhancement interventions to improve condition score