Biodiversity Net Gain Assessment

Premier inn London Uxbridge, Phase, 500 Riverside Way, Uxbridge UB8 2YF

Whitbread Group PLC

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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.
>
> 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

Arbtech Consulting Limited was instructed by Whitbread Group PLC to undertake a Biodiversity Net Gain (BNG) Assessment at Premier inn London Uxbridge, Phase, 500 Riverside Way, Uxbridge UB8 2YF (hereafter referred to as "the site"). The assessment was required to inform a planning application for the partial demolition and extension of the building (hereafter referred to as "the proposed development").

Areas of Habitat

The baseline habitat value of the site is 0.69 units, comprising 0.07 units of modified grassland, 0.05 units of introduced shrubs, 0.57 units of individual urban trees and buildings, hardstanding and artificial unvegetated, unsealed surface (no value).

The post development habitat value of the site is 0.94 units, comprising the retention of individual urban trees (0.18 units) and introduced shrubs (0.05 units) and the creation of introduced shrubs (0.10 units), other neutral grassland (0.22 units), individual urban trees (0.40 units), façade bound green wall and hard standing (no value).

This results in a net change in biodiversity of 36.3% (i.e. a net gain).

Hedgerows

The baseline hedgerow value of the site is 0.38 units, comprising 0.35 units of tree line and 0.03 units of non-native ornamental hedgerow.

The post development habitat value of the site is 0.59 units, the retention of the tree line (0.35 units) and the non-native ornamental hedgerow (0.03 units) and the creation of 0.21 units new native hedgerow.

This results in a net change in biodiversity of 56.46% (i.e. a net gain).

Contents

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Whitbread Group PLC to undertake a Biodiversity Net Gain (BNG) Assessment at Premier inn London Uxbridge, Phase, 500 Riverside Way, Uxbridge UB8 2YF (hereafter referred to as "the site"). The assessment was required to inform a planning application for the partial demolition and extension of the 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 Biodiversity Statutory Metric.
- PEA/PRA Survey Report for the site.

1.2 Site Location, Geology and Landscape Context

The survey site is centred on National Grid Reference TQ 04811 83707 and has an area of approximately 0.75ha. The site comprises of one dwelling (B1), tarmacked car park, with scattered mature trees and shrubs. It is situated within the built-up urban town centre of Uxbridge. The immediate landscape comprises of residential properties with associated gardens to the east and commercial premises to the north and west. A small pocket of woodland is located to the east and southwest and connects to a large parcel of open grassland comprising of lines of trees, shrubs, The wider landscape consists of heavily built-up urban areas comprising of residential dwellings and commercial premises. There are several bodies of water surrounding the site. The river Colne is located ˜25m immediately outside the site boundary to the east and west which connects to Colne Brook to the southwest and 8 large water bodes northwest of site. 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 (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The 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 Environment Act (2021) is still in a transitional phase and is not expected to become mandatory until November 2023. However, the requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2021). Furthermore, BNG is a requirement of Policy EM7 of the Local Plan (adopted in November 2012).

The DEFRA Biodiversity Statutory 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 Biodiversity Statutory 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 the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, 2024). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The Preliminary Ecological Appraisal and Roost Assessment (Arbtech, 2024) classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

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).

Areas of scattered trees were calculated using the Tree Helper tool within the Biodiversity Statutory Metric. Class sizes for urban trees are set out in Table 8-1 of the Biodiversity Statutory Metric User Guide (Natural England, 2023).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Biodiversity Statutory Metric User Guide (Natural England, 2023).

Strategic Significance

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

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the Local Plan (adopted in November 2012).

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by MP plan which is included in Appendix 1. A post development habitat plan is provided in Appendix 4.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the MP plan.

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.

Areas of scattered trees were calculated using the Tree Helper tool within the Biodiversity Statutory Metric. Class sizes for urban trees are set out in Table 8-1 of the Biodiversity Statutory Metric User Guide (Natural England, 2023).

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Biodiversity Statutory Metric spreadsheet as well as the relevant condition assessment sheets found in the Biodiversity Statutory Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

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

- Likely ecological value
- Function within the landscape
- Any site or habitat allocations under the Local Plan (adopted in November 2012).

2.3 Limitations

No limitations.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition and strategic significance. A full condition assessment for each habitat (where relevant) is provided in Appendix 5a.

Table 1: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.474014399ha	The majority of the site is comprised of developed land; sealed surface. The hard standing is comprised of block paving and concrete slabs.	N/A	Low strategic significance
Building	0.217652264ha	There is one building onsite (B1). B1 is a part three-storey, part single-storey brick-built building with a flat roof clad in lead flashing. The building is in very good condition.	N/A	Low strategic significance
Modified grassland	0.036461171ha	Mainly to the east of the site, are small areas of modified grassland which are subject to intensive management through mowing, resulting in a sward of approximately 2cm in length. Species composition is comprised of perennial ryegrass (D), daisy (A), creeping cinquefoil (F), creeping buttercup (F), dandelion (O), self-heal (O), black meddick (O), plantain (O), hawkbit (R), large-leaved avens (R) and ragwort (R).	Poor - see appendix 5a	Low strategic significance
Introduced shrubs	0.022843425ha	Located within the grassland and around B1, are areas of introduced shrubs. These are comprised of Portuguese laurel, evergreen spindle, broadleaved mock orange, rose and Japanese mahonia. These areas have low ecological value.	N/A	Low strategic significance
Individual urban trees	0.065144065ha	Present onsite are 16 scattered trees throughout the site, which are comprised of pine, tulip poplar, hornbeam, birch and lime. The trees are approximately 3m-6m tall, with a DBH of approximately 5-15cm.	Moderate - see appendix 5a	Medium strategic significance
Artificial unvegetated, unsealed surface	0.013625137ha	To the east of B1, is a small area of artificial unvegetated, unsealed surface. This area is comprised of bare ground and is used as a walkway. It is of negligible habitat value for protected species.	N/A	Low strategic significance

Line of trees	0.079854831km	Along the eastern and southern boundaries of the site is a line of trees. The treeline is comprised of maple, willow, holly, hawthorn, grey willow, whitebeam and hazel. The understorey is comprised of dogwood, bramble, firethorn and snowmound spiraea. The treeline is approximately 8-10m tall, with a DBH of approximately 10-30cm.	Moderate - see appendix 5a	Medium strategic significance
Non-native ornamental hedge	0.029862418km	Along the northern boundary of the site is comprised of a non-native ornamental hedgerow. The hedge is comprised of privet, cotoneaster, laurel, buddleia and dogwood. The hedge is approximately 1.5m high and 2m wide.	Poor - see appendix 5a	Low strategic significance

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5b, which is based on the assumption that a 30-year management plan will be implemented for the site.

Table 2: Post Development Biodiversity Value

Habitat	Area / Length	Description	Target Condition	Strategic Significance
Building	0.170892078ha	New extension onto southern elevation of the building, after the demolition of the single storey northern section of B1	N/A	Low strategic significance
Developed land; sealed surface	0.012264504ha	Newly created hard standing, mainly to the north of the site.	N/A	Low strategic significance
Introduced shrub	0.049563532ha	Proposed planting of introduced shrubs to the south, west and north of the building.	N/A	Low strategic significance
Individual urban trees	0.130288131ha	Planting of 32 small native trees onsite.	Poor	Medium strategic significance
Other neutral grassland with wildflowers	0.02345883ha	The grass will be cut less regularly to allow a variety of sward heights and for more vascular plants to become established. Some seed planting may be required to uplift the natural spread of vascular plants.	Good	Medium strategic significance
Native hedgerow	0.057749718km	Proposed newly planted native hedgerow. This will be comprised wholly of native hedgerow species and will be located to the north of the site,	Moderate	Medium strategic significance

		between the retained modified grassland and developed land; sealed surface.		
Façade bound Green wall	0.0120635978km	Vertical greening, 2.5m high. Self-clinging climbers on gabion wall.	N/A	Low strategic significance
Retained developed land sealed surface	0.474014399ha	Retained hard standing.	N/A	Low strategic significance
Retained modified grassland	0.00205979ha	Retained modified grassland, to the east of the site.	Poor	Low strategic significance
Retained introduced shrubs	0.022843425ha	Retained introduced shrubs, mainly along the boundaries of the site.	N/A	Low strategic significance
Retained line of trees	0.079854831km	Retained line of trees to the east and south of the site.	Moderate	Medium strategic significance
Retained non-native ornamental hedge	0.029862418km	Retained non-native ornamental hedgerow on part of the northern boundary of the site.	Poor	Low strategic significance
Retained individual urban trees	0.02035752ha	Five retained trees- three tulip poplar and two hornbeams.	Moderate	Medium strategic significance

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Biodiversity Statutory Metric. The headline results are presented in Appendix 6.

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The baseline habitat value of the site is 0.69 units, comprising 0.07 units of modified grassland, 0.05 units of introduced shrubs, 0.57 units of individual urban trees and buildings, hardstanding and artificial unvegetated, unsealed surface (no value).

The post development habitat value of the site is 0.94 units, comprising the retention of individual urban trees (0.18 units) and introduced shrubs (0.05 units) and the creation of introduced shrubs (0.10 units), other neutral grassland (0.22 units), individual urban trees (0.40 units), and façade bound green wall and hard standing (no value).

This results in a net change in biodiversity of 36.3% (i.e. a net gain).

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The post development habitat value of the site is 0.59 units, the retention of the tree line (0.35 units) and the non-native ornamental hedgerow (0.03 units) and the creation of 0.21 units new native hedgerow.

This results in a net change in biodiversity of 56.46% (i.e. a net gain).

4.0 Recommendations to Deliver BNG

4.1 Discussion

The current proposed plan results in a 36.3% net gain in habitat units. This is more than the 10% target of biodiversity net gain. Additionally, the current proposed plan results in a 56.46% net gain in hedgerow units. This is more than the 10% target of biodiversity net gain.

A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

4.2 Landscaping

To maximise the biodiversity value of the site itself, the following will be undertaken:

- Creation of two areas, one to the east of B1 and the other to the south of B1, of other neutral grassland (wildflower meadow) with changes to management plan, including less grass cutting to provide a variety of sward heights and microhabitats for organisms, and introduction of new vascular species to ensure there are 10 vascular plant species per m2 present. Additionally, to further enhance the area into a wildflower meadow, a combination of two seed mixes is proposed. This combination of seed mixes will help create a minimum of 9 species per m2 of grassland and retain a species composition consistent with the UKHabs definition of other neutral grassland.

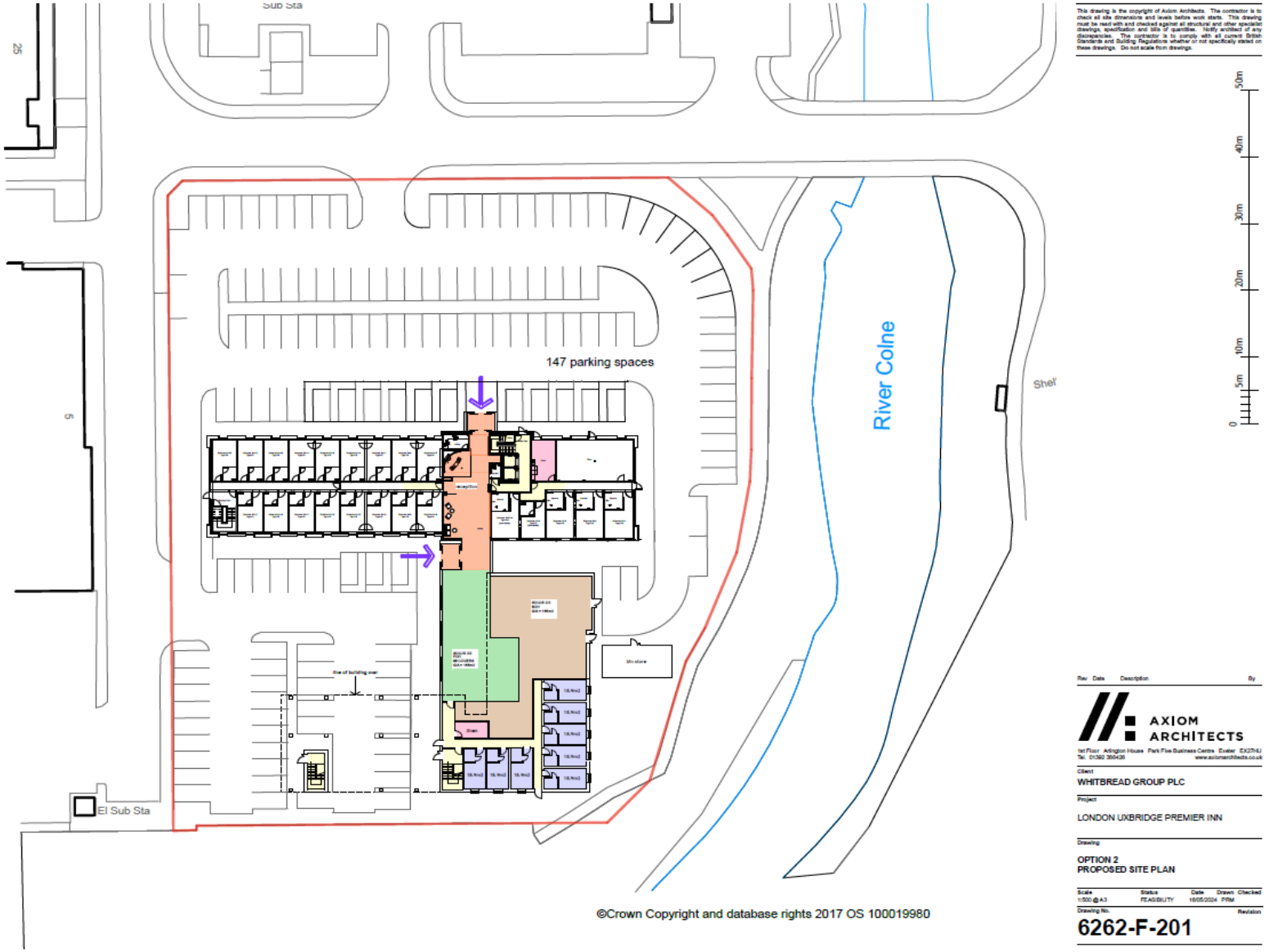
4.3 Post Development

A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.

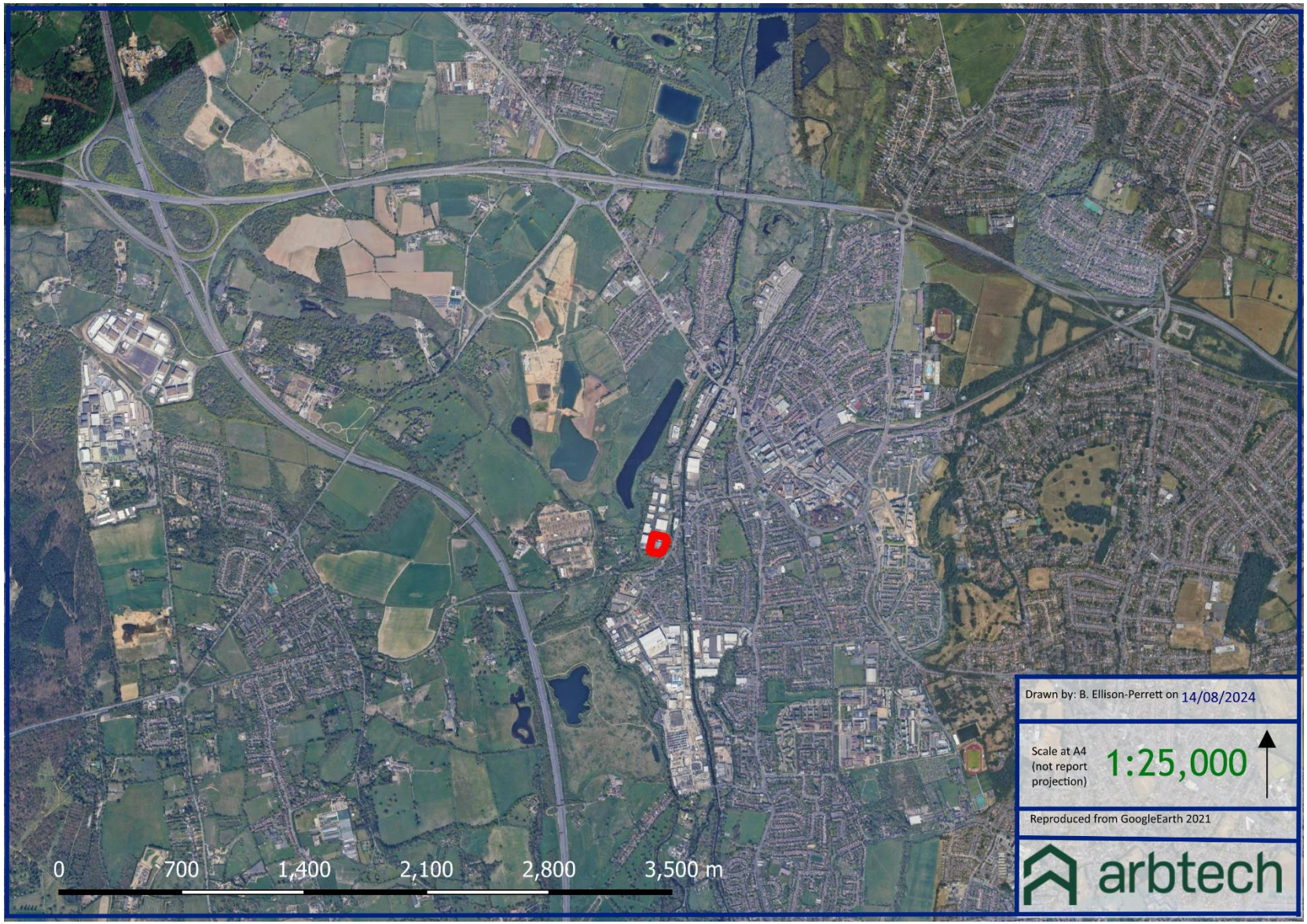
5.0 Bibliography

- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit. http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- Natural England (2023). The Biodiversity Statutory Metric (JP039).
- Natural England (2023). The Biodiversity Statutory Metric User Guide (JP039).
- Natural England (2023). The Biodiversity Statutory Metric Technical Annex 1 - Condition Assessment Sheets and Methodology (JP039).
- Natural England (2023). The Biodiversity Statutory Metric Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

Appendix 1: Proposed Development Plan

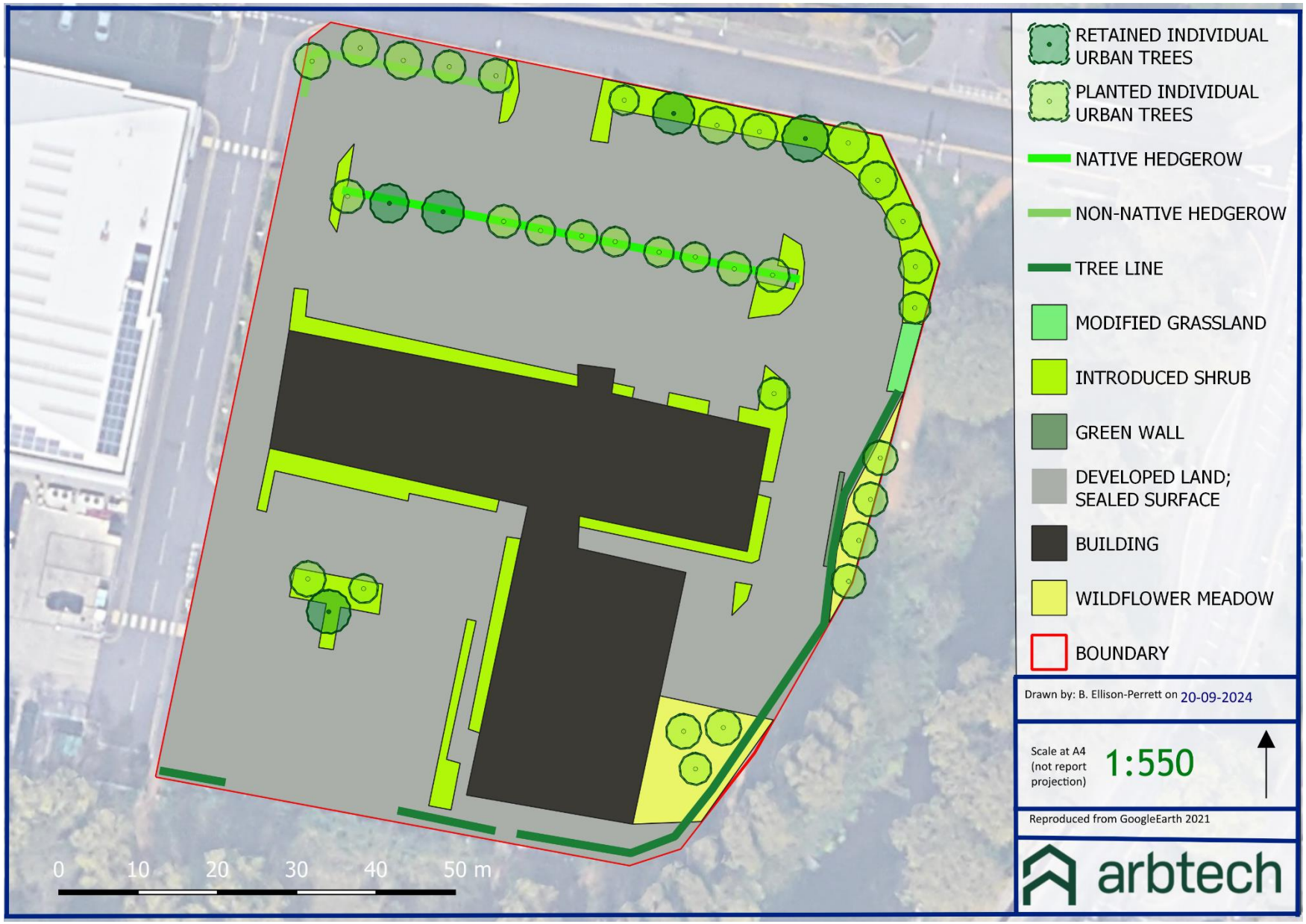


Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan

Appendix 4: Post Development Habitat Plan



Appendix 5a: Habitat Condition Assessment Sheets - Baseline

Modified grassland	A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (this 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	There are less than 6 plant species per m^2 present.
	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	Sward is approximately 3cm in length due to management
	C	Some scattered scrub (including bramble *Rubus fruticosus* agg.) may be present, but scrub accounts for less than 20% of total grassland area.	Y	Scrub accounts for <1% of the site.
	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	Physical damage is evident in less than 5% of total grassland area.
	E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	The grassland has approximately no bare ground
	F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	No bracken on the site.
	G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA).	Y	No invasive species present
		Essential criterion achieved (Yes or No)		No
		Number of criteria passed		5

Individual urban trees	A	The tree is a native species (or at least 70% within the block are native species).	Y	Present onsite are scattered trees throughout the site, which are comprised of pine, tulip poplar, hornbeam, birch and linden.
	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	Individual trees automatically pass this criterion
	C	The tree is mature (or more than 50% within the block are mature).	N	The trees are approximately 3m-6m tall, with a DBH of approximately 5-15cm.
	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	No adverse impact on the tree
	E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	The trees represent a fair to good structural condition.
	F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Located within the modified grassland
		Number of criteria passed	**5**	

Line of trees	A	At least 70% of trees are native species.	Y	Along the eastern and southern boundaries of the site is a line of trees. The treeline is comprised of maple, willow, holly, hawthorn, grey willow, whitebeam and hazel. The understorey is comprised of dogwood, bramble, firethorn and snowmound spiraea.
	B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	No gaps
	C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N	No natural ecological niches
	D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2].	N	Hard standing either side

	E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	Trees in healthy condition
		Number of criteria passed		3

Appendix 5b: Habitat Condition Assessment Sheets - Proposed

Native hedgerow	A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	Assumed condition within 30+
	A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	Newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).
	B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	N	Assumed base will be 'gappy' whilst growth is undertaken.

	B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Assumed condition within 30+
	C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	Hedges are adjacent to modified grassland.
	C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	Assumed condition within 30+
	D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	Y	No invasive species.

	D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g., excessive hedgerow cutting).	Y	No damage to the hedges through excessive management.

	Number of criteria passed		**6**	
Individual urban trees	A	The tree is a native species (or at least 70% within the block are native species).	Y	All new tree planting will be native species of local provenance.
	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	Assumed condition within 30+
	C	The tree is mature (or more than 50% within the block are mature).	Y	Assumed condition within 30+
	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 be in a residential curtilage so are anticipated to be protected from adverse impacts.
	E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Assumed condition within 30+
	F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Trees will be planted in modified grassland habitats.
	Number of criteria passed		**6**	

Other neutral grassland (wildflower meadow)	A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Y	New management plan will allow more species to become established. A suitable seed mix may need to be applied in order to achieve this.

	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 insects, birds and small mammals to live and breed.	Y	Under a new management plan this area will be cut less regularly to provide a variety of sward heights and microhabitats for organisms.
	C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[1].	Y	Assumed condition within 30+
	D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	Assumed condition within 30+
	E	Combined cover of species indicative of sub-optimal condition[2] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]) are present, this criterion is automatically failed.	Y	No physical damage or invasive species will be within the grassland.
	Additional Criterion - must be assessed for all non-acid grassland types			
	F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	Y	New management plan will allow more species to become established. A suitable seed mix may need to be applied in order to achieve this.
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		YES	
	Number of criteria passed		6	

Façade bound Green wall	Core Criteria - must be assessed for **all urban habitat types**:			
	A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	y	varied mirco-habitats
	B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	y	

	C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	y	no NNIs onsite.
			Essential criteria relevant for habitat type achieved (Yes or No)	Yes
			Number of criteria passed	3
	Condition Assessment Result	**Condition Assessment Score**	**Score Achieved**	
	Results for habitats requiring assessment of 3 core criteria only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:			
	• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	X	
	• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
	• Passes 0 or 1 of 3 core criteria.	Poor (1)		

Appendix 6: Headline BNG Results

The Defra Biodiversity Statutory Metric is provided as a separate excel spreadsheet.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.25
	Hedgerow units	0.21
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	36.30%
	Hedgerow units	56.46%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.69	0.76	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.38	0.41	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 ✓