



Biodiversity Net Gain Assessment

Spring Lane Nurseries, Spring Lane, Croft, Warrington, Cheshire WA3 7AS

Philip Brown Associates

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Draft	1	Georgina Rennie BSc (Hons) MSc	28/10/2024
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Arbtech Consultant's Contact Details:

Georgina Rennie BSc (Hons) MSc
Consultant Ecologist
Email: georgianrennie@arbtech.co.uk
<https://arbtech.co.uk>

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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 Philip Brown Associates to undertake a Biodiversity Net Gain (BNG) Assessment at Spring Lane Nurseries, Spring Lane, Croft, Warrington, Cheshire WA3 7AS (hereafter referred to as “the site”). The assessment was required to inform a planning application for the change of use of site to a mobile home site and associated amenity outbuildings (hereafter referred to as “the proposed development”).

The baseline habitat value of the site is 0.55 units, comprising 0.05 units of ruderal vegetation, 0.24 units of scrub and 0.26 units of other neutral grassland

The post development habitat value of the site is 0.31 units, made up of enhanced scrub and created and retained developed land (no units)

This results in a net change in biodiversity of -43.19% (i.e. a net gain/loss).

The baseline hedgerow value of the site is 0.1 units of line of trees

The post development habitat value of the site is 0.22 units of line of trees.

This results in a net change in biodiversity of 113% (i.e. a net gain).

A recommended plan has been created and detailed in section 4.2 of this report.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Philip Brown Associates to undertake a Biodiversity Net Gain (BNG) Assessment at Spring Lane Nurseries, Spring Lane, Croft, Warrington, Cheshire WA3 7AS (hereafter referred to as “the site”). The assessment was required to inform a planning application for the change of use of site to a mobile home site and associated amenity outbuildings (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
- PEA Report for the site. (Arbtech, 2024)

1.2 Site Location, Geology and Landscape Context

The site is centred around National Grid Reference: SJ 63822 92659 and has an area of approximately ~0.93ha. The site is a disused plant nursery and comprises grassland, hardstanding surfaces, scattered trees and hedgerow. The site is located to the north-east of the larger settlement of Warrington, with arable fields to the north and east, Spring Lane and arable fields to the west, and the M62 and pockets of woodland to the south. A site 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) states biodiversity net gain is mandatory for sites over 0.5ha as of February 2024. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2021). 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 PEA (Preliminary Ecological Appraisal) (Arbtech, 2024). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The PEA (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 Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity 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 Warrington Local Plan 2021/22 – 2038/3

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by post development 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 post development 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 Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity 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 Statutory Biodiversity Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Biodiversity 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 Warrington Local Plan 2021/22 – 2038/3

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- On site

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Sparsely vegetated urban land (u1f)	0.02362 ha	An area of ruderal herb dominated urban land is located to the east of site. Species include Perennial ryegrass (D), Yorkshire fog (F), Meadow grass (R), Nettle (D), Thistle (A), Himalayan balsam (A), Bramble (F), Dock (O), Ragwort (R), Dandelion (A), Bramble (D), Willow herb (A)	Poor	Low. Habitat is not included within local plan and is not ecologically desirable
Mixed Scrub [h3h]	0.05434 ha	Scrub areas are found along the south, west and east boundaries. Species include Bramble (D), Thistle (A), Nettle (F), Himalayan Balsam (F), Willow herb (O) and Ragwort (R).	Poor	Medium. Habitat is not included within local plan but is ecologically desirable.
Line of Trees (33)	0.023 km	A line of trees is present to the southwestern corner of the site. There is ~15 trees and all mature conifers. All are in good condition with an average trunk size of ~35cm – 45cm trunk diameter and no signs off rot or damage.	Moderate	Medium. Habitat is not included within local plan but is ecologically desirable.
Developed land, sealed surface [ub1]	0.28345 ha	The majority of the site is developed land.	N/A	Low. Habitat is not included within local plan and is not ecologically desirable
Other neutral grassland (g3c)	0.065 ha	The site comprises of a large rectangular portion of grassland that has been sheep-grazed, centred to the west of site. Pig pens are located to the north of the grassland and consist of bare ground. This vegetation has a sward length of ~20cm and has <10% bare ground. Species include Perennial rye grass (D), Yorkshire	Poor	Low. Habitat is not included within local plan and is not ecologically desirable

		fog (D), Meadow grass (R), Common buttercup (D), Thistle (A), Nettle (A), Daisy (F), Ragwort (F), Herb-Robert, Dock (O), Bramble (R), White clover (F).		
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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. The proposed development will result in the loss of other neutral grassland

Table 2: Post Development Biodiversity Value

Habitat	Area / Length	Description	Target Condition	Strategic Significance
Line of trees [33]	0.23 km retained 0.059 km created	Additional line of trees to be created. It is suggested that these trees be created to the same species composition as the baseline line of trees.	Moderate	Medium. Habitat is not included within local plan but is ecologically desirable.
Mixed Scrub [h3h]	0.0384 ha enhanced	The area of retained scrub should be enhanced by the removal of the Himalayan balsam. Recommendations within the PEA should be followed for the removal of the invasive species. Additional species such as hawthorn, hazel and blackthorn will also need to be planted to achieve moderate condition.	Moderate	Medium. Habitat is not included within local plan but is ecologically desirable.
Developed land, sealed surface [ub1]	0.28336 ha retained 0.10464 ha created	Areas of hardstanding are to be retained and created.	N/A	Low. Habitat is not included within local plan and is not ecologically desirable

3.3 Change in Biodiversity Value of the Site

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

Areas of Habitat

The baseline habitat value of the site is 0.55 units, comprising 0.05 units of ruderal vegetation, 0.24 units of scrub and 0.26 units of other neutral grassland

The post development habitat value of the site is 0.31 units, made up of enhanced scrub and created and retained developed land (no units)

This results in a net change in biodiversity of -43.19% (i.e. a net gain/loss).

Hedgerows

The baseline hedgerow value of the site is 0.1 units of line of trees

The post development habitat value of the site is 0.22 units of line of trees.

This results in a net change in biodiversity of 113% (i.e. a net gain).

4.0 Recommendations to Deliver BNG

4.1 Discussion

The current proposed plan results in a -43.19% net loss in habitat units. This is less than the 10% target of biodiversity net gain.

In order to achieve the required minimum 10% net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to either achieve a 10% net gain on site or to reduce off-site compensation requirements that may be required to achieve a 10% net gain.

4.2 Landscaping

The current proposed plan results in a 43.19% net loss in habitat units. This is less than the 10% target of biodiversity net gain.

The scenario laid out below will ensure the proposed development meets a minimum of 10% biodiversity net gain. This will require offsite enhancement. The baseline for the blue line boundary was assess in the OEA (Arbtech, 2024) with the site being made up of other neutral grassland (poor condition) and mixed scrub (poor condition). The full baseline can be found in the recommended metric (Spring Lane Nurseries, Spring Lane, Croft, Warrington, Cheshire WA3 7AS – Recommended)

Scenario B- This will achieve +27.21% net gain in habitat units:

Habitat	Area / Length	Description	Target Condition	Strategic Significance
Scattered trees (u1 – 32)	0.0489 ha retained 3 Medium trees		Moderate	Medium Area is not included within local plan but is ecologically desirable
Other neutral grassland	0.1 ha enhanced	An area of grassland offsite will need to be enhanced. This should be fenced off to prevent grazing and allow for a varied sward height. Bramble should be removed from this parcel of grassland. Species will also need to be a minimum of 10 species per m2. Additional species to be planted should include ribwort plantain,	Good	Medium Area is not included within local plan but is ecologically desirable

		common sorrel, ox-eye daisy, red clover and common knapweed. Any bare ground should be seeded.		
Mixed Scrub [h3h]	0.029 ha enhanced	The area of retained scrub should be enhanced by the removal of the Himalayan balsam. Recommendations within the PEA should be followed for the removal of the invasive species. Additional species such as hawthorn, hazel and blackthorn will also need to be planted to achieve moderate condition.	Moderate	Medium. Habitat is not included within local plan but is ecologically desirable.

4.3 Biodiversity Offsetting

If the landscaping plans are not altered, the deficit will need to be delivered in a suitable offsite location i.e. biodiversity offsetting.

According to the Defra Statutory Biodiversity Metric there is a unit deficit of 0.29 habitat units, and this will need to be provided to offset the loss in biodiversity and achieve a 10% biodiversity net gain.

The mechanism for securing this off-setting will need to be proposed to, and confirmed by the LPA e.g., purchasing conservation credits through a registered provider, habitat creation directly through the client owned or LPA offered land or a financial contribution towards another provider such as a local nature reserve or park. As well as the creation of new habitats, this should also secure the management of the proposed habitats to help achieve the desired condition for at least 30 years. This would be linked to the application through a planning obligation Section 106 (S106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG. An ecology survey of the baseline habitat of any off-site land will be required to inform the baseline conditions of any land subject to off-site compensation measures.

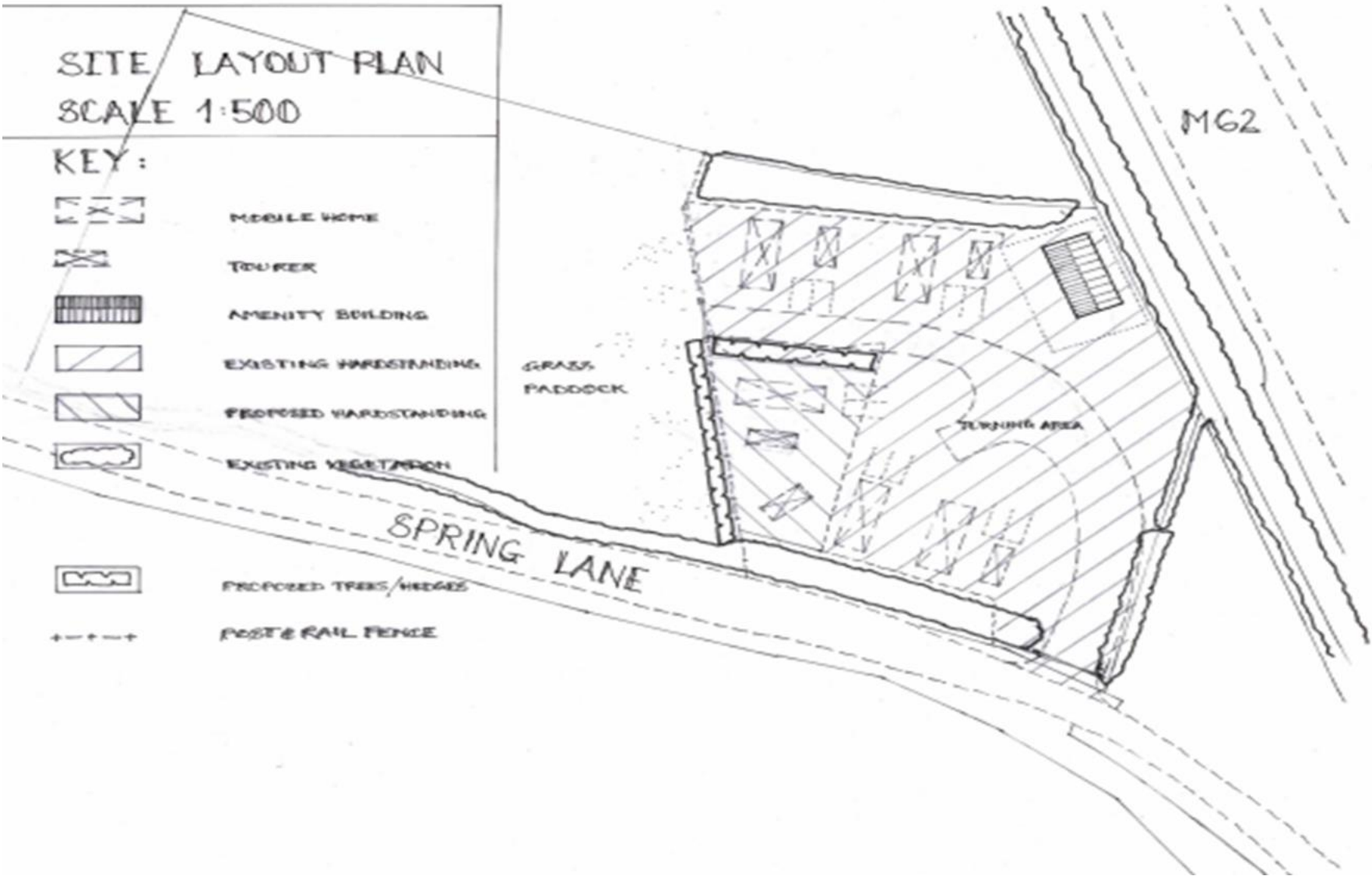
4.4 Post Development

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 Statutory Biodiversity Metric (JP039).
- Natural England (2023). The Statutory Biodiversity Metric User Guide (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 1 – Condition Assessment Sheets and Methodology (JP039).
- Natural England (2023). The Statutory Biodiversity 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



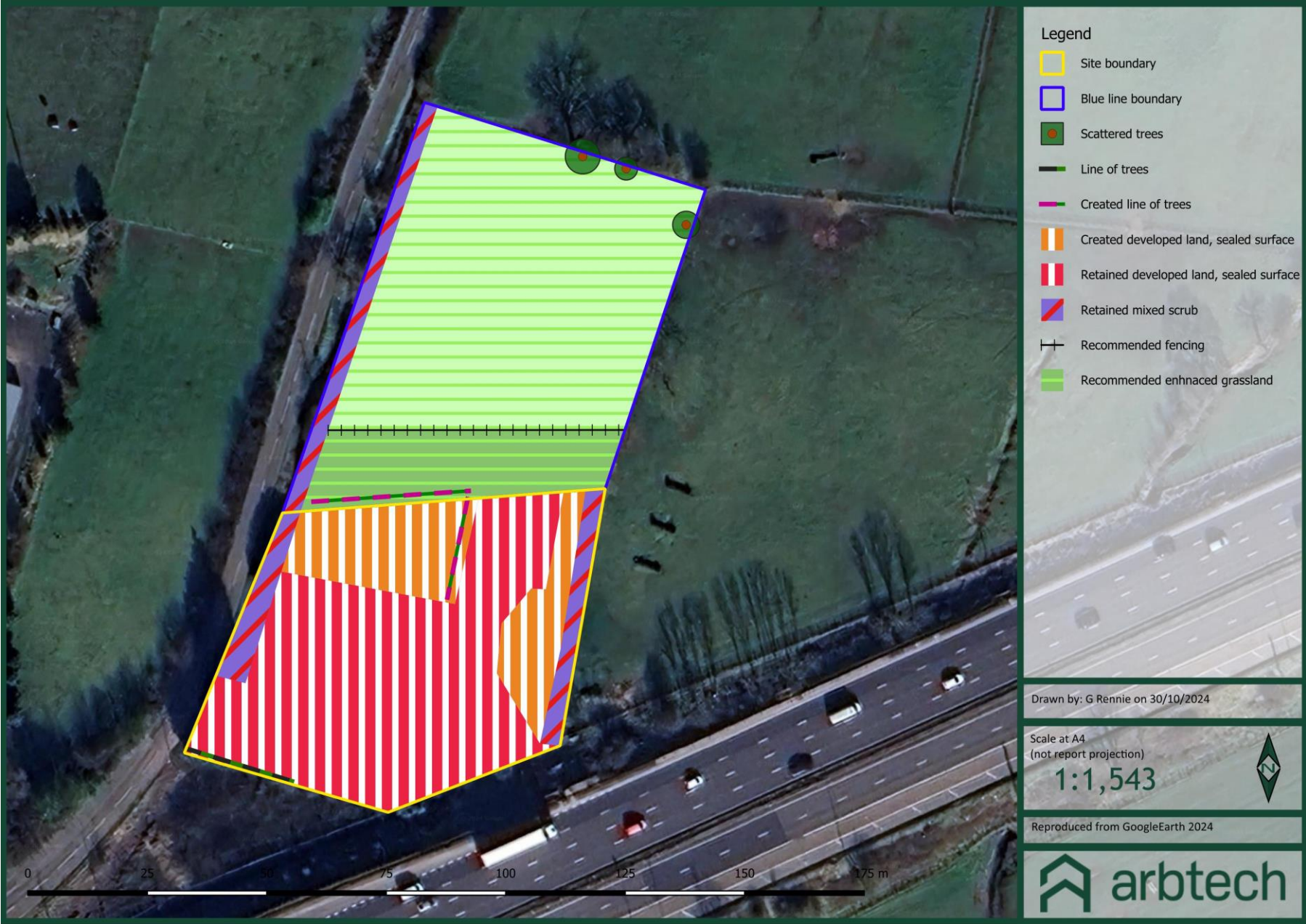
Appendix 3: Baseline Habitat Plan



Appendix 4a: Post Development Habitat Plan - Proposed



Appendix 4b: Post Development Habitat Plan – Recommended



Appendix 5a: Habitat Condition Assessment Sheets – Baseline

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)		
Habitat Description	Reference	
Other natural grassland		
ukhab - UK Habitat Classification		
Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹	No	Sub optimal species present
Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.		
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.	No	Uniform sward height
C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	Bare ground from foraging
D Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Fraxus fruticosa</i> agg.) is less than 5%.	No	Bramble present
E Combined cover of species indicative of suboptimal condition ³ 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 ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Yes	No invasive species
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 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	
Essential criterion for Good condition achieved (for non-acid grassland)		
Number of criteria passed 1 Poor		

Condition Sheet: INDIVIDUAL TREES Habitat Type			
On-site or off-site, site name and location	Onsite	Survey date and Surveyor name	Kayleigh
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Baseline
Grid reference		Habitat parcel reference	scattered trees
Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)	
A The tree is a native species (or at least 70% within the block are native species).	Yes	trees are 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).	Yes	Good canopy cover	
C The tree is mature (or more than 50% within the block are mature) ¹ .	No	Semi 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.	Yes	No damage	
E Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	None identified	
F More than 20% of the tree canopy area is overhanging vegetation beneath.	Yes	Planted above vegetation	
Number of criteria passed 4		Moderate	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x1/	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

Condition Sheet: SCRUB Habitat Type			
For other scrub types see:		ukhab - UK Habitat Classification	
On-site or off-site, site name and location		Survey date and Surveyor name	Kayleigh
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Baseline
Grid reference		Habitat parcel reference	Mixed scrub
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ – At least 80% of scrub is native, – There are at least three native woody species ² , – No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	No	Only one woody species
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	No mature shrubs
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 3 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	no	Himalayan balsam
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	Borders developed land
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	yes	Clearings present
Number of criteria passed		1	
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved *//	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	x	

Appendix 5b: Habitat Condition Assessment Sheets – Proposed

Condition Sheet: SCRUB Habitat Type			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	Multiple woody species
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	No mature shrubs
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	Himalayan balsam to be removed
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	Borders developed land
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	yes	Clearings present
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		

Appendix 6: Headline BNG Results

The Defra Statutory Biodiversity 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	-0.24	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.11		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-43.19%		
	Hedgerow units	113.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.55	0.60	0.29
Hedgerow units	10.00%	0.10	0.11	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

Recommended Metric

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.15
	Hedgerow units	0.11
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	27.21%
	Hedgerow units	113.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.55	0.60	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.10	0.11	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 ✓