Biodiversity Net Gain Assessment

Speechly's Yard, North Street, Crowland PE6 0EZ

Seagate Homes

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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 Seagate Homes to undertake a Biodiversity Net Gain (BNG) Assessment at Speechly's Yard, North Street, Crowland PE6 0EZ (hereafter referred to as "the site"). The assessment was required to inform a planning application described as the development of 9 houses (hereafter referred to as "the proposed development").

	Habitat units	Hedgerow units	Watercourse units
% Change	11.21	672.00	N/A
Units needed for 10% net gain	N/A	N/A	N/A

The proposed development achieves the 10% net gain by enhancing an area of bramble scrub to the west of the site into mixed scrub. An area to the east of the site will also be used for tree planting. Trees should be native with a light, open canopy, such as silver birch. Trees will be planted at least ~2 m apart, as per Woodland Trust guidelines of 1-5 m. The modified grassland beneath will be composed of a diverse shade tolerant seed mix. This will minimise the grassland beneath from being significantly degraded by the increased shade.

A Biodiversity Net Gain (BNG) Management Plan may be required for this site.

Contents

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Seagate Homes to undertake a Biodiversity Net Gain (BNG) Assessment at Speechly's Yard, North Street, Crowland PE6 0EZ (hereafter referred to as "the site"). The assessment was required to inform a planning application for the development of 9 houses (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:

- The Statutory Biodiversity Metric: BNG Metric - Speechly's Yard, North Street, Crowland PE6 0EZ– v1.
- Preliminary Ecological Appraisal Speechly's Yard, North Street, Crowland PE6 0EZ (Arbtech Consulting Ltd, 2025).

1.2 Site Location, Geology and Landscape Context

The survey site is centred on National Grid Reference TF 2310 8129 and has an area of approximately 0.17ha. The site comprises 4 barn buildings (B1, B2, B3 and B4) with grassland and scrub habitat. It is situated within the quiet town of Crowland, Peterborough. Aerial imagery shows the site to be surrounded by urban residential and commercial buildings and roads, with fens habitat 150m west, comprising a network of extensive ditches, drains, dykes and rivers which drain towards the Wash estuary. A site location plan can be seen 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 requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2023). 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 Preliminary Ecological Appraisal (PEA) of Speechly's Yard, North Street, Crowland PE6 0EZ (Arbtech Consulting Ltd, 2025). A baseline habitat plan is provided in **Appendix 3**.

Habitat Classification

The PEA 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 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2024).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2024).

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 South Holland District Council Local Plan

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the Proposed 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 Local 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 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2024).

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, 2024). 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 South Holland District Council Local Plan

2.3 Limitations

No significant limitations encountered.

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	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface (u1b)	0.043 ha 0 units	The development boundary consists of a residential dwelling with associated hardstanding and outbuildings. See details in the PEA report.	N/A	Low strategic significance. Area/compensation not in local strategy.
Artificial unvegetated unsealed surface (u1c)	0.038 ha 0 units	There is an artificial unvegetated, unsealed surface on site. See details in the PEA report.	N/A	
Modified grassland (g4)	0.084 ha 0.17 units	A lot of the site comprises a species poor modified grassland. See details and condition in the PEA report and **Appendix 5a** respectively.	Poor	
Bramble scrub (h3d)	0.015 ha 0.06 units	There are areas of bramble scrub, particularly to the west of the site. See details in the PEA report.	Poor	
Scattered tree (g, 32)	0.008 ha 0.10 units	There are 2 small trees on site in good condition. See details and condition in the PEA report and **Appendix 5a** respectively.	Good	

Scattered tree (g, 32)	0.012 ha 0.05 units	There are 3 small trees on site in poor condition. See details and condition in the PEA report and **Appendix 5a** respectively.	Poor	
Non-native and ornamental hedgerow (h2b)	0.012 km 0.01 unit	There is a length of non-native hedgerow on site. See details in the PEA report.	Poor	

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	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface (u1b)	0.125 ha created 0 units	Proposed buildings and associated hardstanding.	N/A	Low strategic significance. Area/compensation not in local strategy.
Vegetated garden (u, 828)	0.037 ha created 0.07 units	Large areas of proposed private garden.	N/A	
Modified grassland (g4)	0.010 ha created 0.03 units	Small areas of designated BNG area. This will also be used for tree planting, meaning a shade-tolerant turf should be used.	Moderate	
Mixed scrub (h3h)	0.008 ha enhanced 0.06 units	Area of bramble scrub to the west retained and enhanced to mixed scrub. Any scrub being removed elsewhere on site could be translocated here if appropriate.	Moderate	
Scattered trees (g, 32)	0.004 ha retained 0.05 units	4 small trees lost; one retained.	Good	
Scattered trees (g, 32)	0.066 ha created 0.20 units	16 small trees planted around the site. These should be native species which allow light to pass through like silver birch, to avoid impeding on the grassland below.	Moderate	
Non-native and ornamental hedgerow (h2b)	0.094 km created 0.09 units	Fully retained.	Poor	

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 0.37 units, comprised of modified grassland (0.17 units), bramble scrub (0.06 units), scattered trees (0.15 units), artificial unvegetated, unsealed surface (0 units), and developed land; sealed surface (0 units).

The post development habitat value of the site is 0.42 units, comprised of vegetated garden (0.07 units), retained scattered trees (0.05 units), created scattered trees (0.20 units), created modified grassland (0.03 units), enhanced mixed scrub (0.06 units), and developed land; sealed surface (0 units).

This results in a total net change in biodiversity of **11.21% (i.e. a net gain),** and trading rules are satisfied.

Linear based habitat

The baseline linear based habitat value of the site is 0.01 units, comprised of non-native hedgerow (0.01 units). The post development linear based habitat value of the site is 0.09 units, comprised creatd non-native hedgerow (0.09 units).

This results in a total net change in biodiversity of **672.00% (i.e. a net gain),** and trading rules are satisfied.

4.0 Recommendations to Deliver BNG

4.1 Discussion

The proposed development results in a net gain in biodiversity of **11.21% for area-based units,** and **672.00% for linear based units.** Trading rules are satisfied.

The proposed development achieves the 10% net gain by enhancing an area of bramble scrub to the west of the site into mixed scrub. An area to the east of the site will also be used for tree planting. Trees should be native with a light, open canopy, such as silver birch. Trees will be planted at least ~2 m apart, as per Woodland Trust guidelines of 1-5 m. The modified grassland beneath will be composed of a diverse shade tolerant seed mix. This will minimise the grassland beneath from being significantly degraded by the increased shade.

4.2 Post Development Management and Monitoring

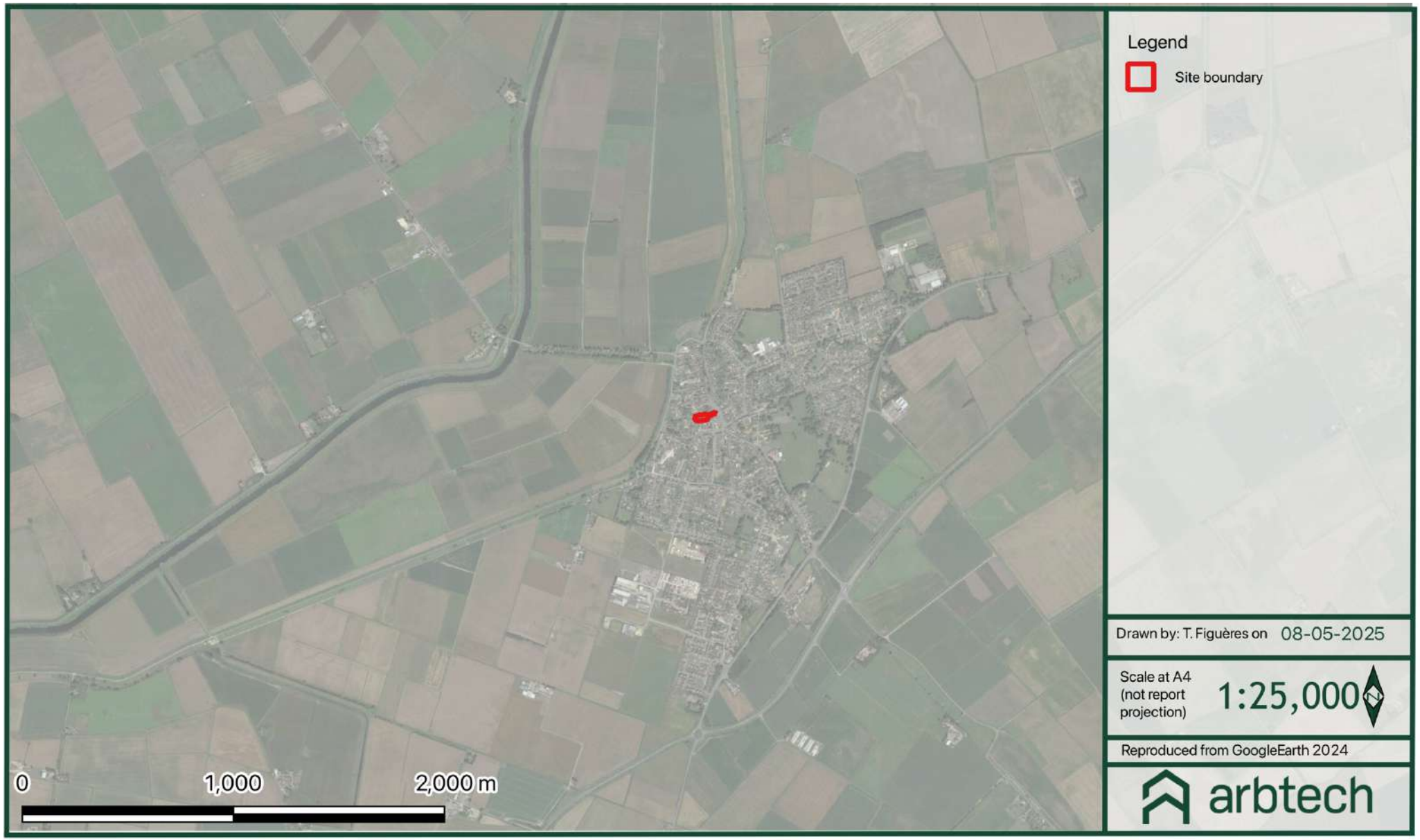
A Biodiversity Net Gain (BNG) Management Plan may be required for this site.

5.0 Bibliography

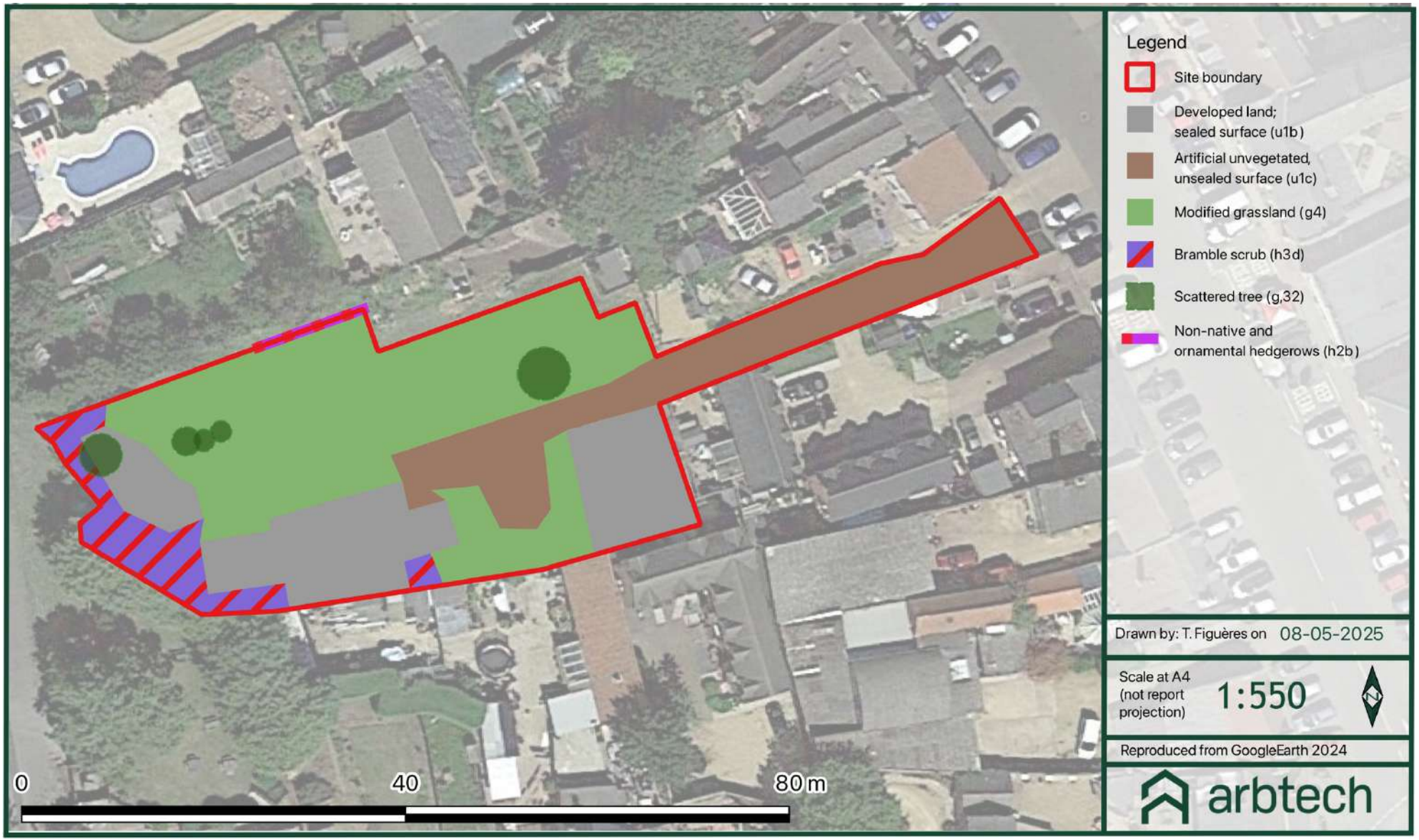
- Arbtech Consulting Ltd. (2023). Preliminary Ecological Appraisal (PEA): Speechly's Yard, North Street, Crowland PE6 0EZ.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for 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 (2024). The Statutory Biodiversity Metric (JP039).
- Natural England (2024). The Statutory Biodiversity Metric User Guide (JP039).
- Natural England (2024). The Statutory Biodiversity Metric Technical Annex 1 - Condition Assessment Sheets and Methodology (JP039).
- Natural England (2024). The Statutory Biodiversity Metric Technical Annex 2 – Technical Information (JP039).
- South Holland District Council Local Plan (2019). https://southeastlincslocalplan.org/article/20102/Adopted-Plan
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)
- Woodland Trust (2025). How to Plant a Tree. https://www.woodlandtrust.org.uk/plant-trees/advice/how-to-plant/

Appendix 1: Proposed Development Plan

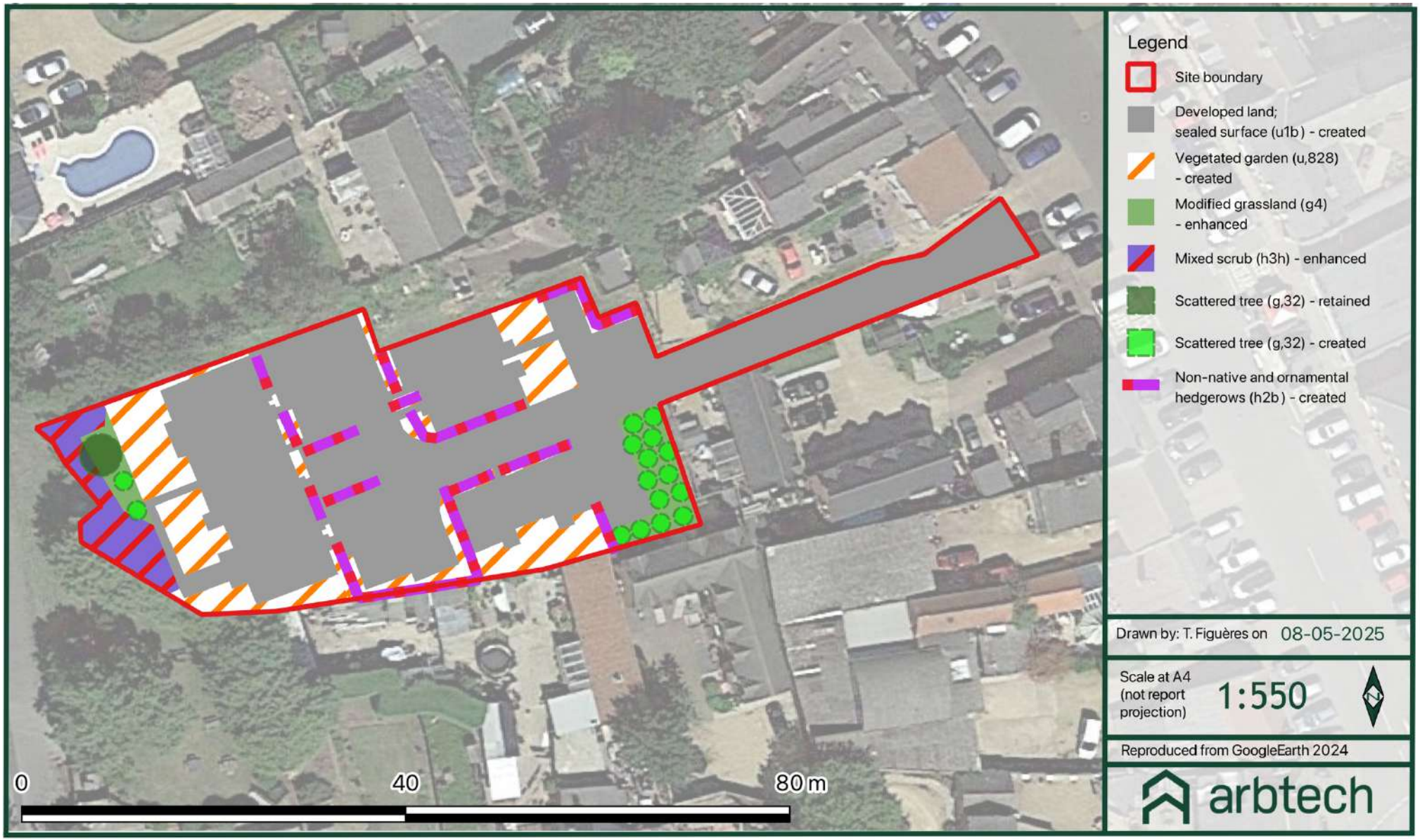
Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan



Appendix 5a: Habitat Condition Assessment Sheets – Baseline

Modified grassland

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these 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	
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.	Y	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	

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	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	N	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	
		Essential criterion achieved (Yes or No)	N
		Number of criteria passed	5

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	

Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	

Urban tree x2 - good

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 rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.***			
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).	Y	
B	The Y 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	
C	The tree is mature (or more than 50% within the block are mature)[1].	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.	Y	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
	Number of criteria passed	6	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/ ✓**
Passes 5 or 6 criteria	Good (3)	✓
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	

Urban tree x3 - poor

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 rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.***			
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).	N	
B	The Y 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	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
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	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
	Number of criteria passed	2	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/ ✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	✓

Appendix 5b: Habitat Condition Assessment Sheets – Post-development

Modified grassland

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these 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.	Y	Introduce a shade tolerant species mix on the areas of grassland.
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.	Y	

C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
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.	N	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	N	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	
		Essential criterion achieved (Yes or No)	Y
		Number of criteria passed	5

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	✓	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Mixed scrub

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Mixed scrub			
Habitat Description			
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 *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	
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.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
		Number of criteria passed	3

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)		

Urban tree

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 rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.***			
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).	Y	
B	The 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	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
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	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
	Number of criteria passed	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/ ✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	✓
Passes 2 or fewer criteria	Poor (1)	

Urban tree

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 rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.***			
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).	Y	
B	The Y 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	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
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	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
	Number of criteria passed	4	
Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/ ✓**	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
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*	0.04
	Hedgerow units	0.08
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	11.21%
	Hedgerow units	672.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.37	0.41	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.01	0.01	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 ✓