



Biodiversity Net Gain Plan

Meadow Way, Spalding

On Behalf of:

Broadgate Homes Ltd

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SES Quality Management

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Site assessments / surveys (where required) have been restricted to a level of detail required to achieve the stated objectives of the work.

Due to the temporal nature of ecology, the findings of this report should not be relied upon if a significant amount of time has passed, as defined by the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

Executive Summary

- 1.** This Biodiversity Net Gain (BNG) Plan incorporates the findings and recommendations of a habitat condition assessment survey undertaken at Meadow Way.
- 2.** The current Proposed Masterplan is for residential development of 230 units with associated landscaping, highways, public open space (POS) and sustainable urban drainage systems (SuDS).
- 3.** The metric calculation currently indicates a net change of -27.33 habitat units (a net loss of -66.47%) and 0.43 hedgerow units (a net gain of +43.55%). Further to this as part of this assessment Trading Rules have not been satisfied due to the loss of 'Medium' distinctiveness habitats in the form of grassland and scrub habitat respectively.
- 4.** During the BNG process, off-site mitigation through either creation or enhancement of habitat within the client's landownership was explored, however, was not considered a suitable option in this instance. Therefore, the required option will involve purchasing habitat units via a third-party provider to obtain 10% net gain.

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1.0 Introduction

Purpose of this Report

- 1.1** Southern Ecological Solutions Ltd. (SES) were commissioned by Broadgate Homes Ltd (the client) to undertake a Biodiversity Net Gain (BNG) Assessment for Meadow Way, Spalding (Central Ordnance Survey Grid Reference TF 23630 21568) hereafter referred to as 'the site'.
- 1.2** The DEFRA Statutory Biodiversity Metric was used to quantify habitat area, hedgerow, and watercourse units, where present, which were mapped in QGIS based on site survey and aerial satellite data. Proposed retained, enhanced and created habitats were then calculated based on the Proposed Masterplan, detailed in Appendix 1.
- 1.3** This formed part of an iterative process, building on calculations carried out at earlier stages to establish BNG feasibility and guide development of the proposals throughout the design process. The calculations have been used to determine the level of potential BNG change as a result of the development and to identify any necessary measures to offset any habitat ecological impacts.

Site Background and Description

- 1.4** An Ecological Impact Assessment (EclA) completed by SES (SES, 2026), found the site comprised predominantly other neutral grassland parcels, with some modified grassland, tall ruderal and scrub habitat. One industrial building was present on site, with associated hard standing. The site was bordered to the north, south and west by residential properties, with a railway line along the eastern boundary.
- 1.5** This report should be read in conjunction with the following reports:
- Ecological Impact Assessment – Meadow Way, Spalding (SES, 2026).

Proposed Development Description

- 1.6** The current Proposed Masterplan is for residential development of 230 units with associated landscaping, highways, public open space (POS) and sustainable urban drainage systems (SuDS).

Aims and Objectives

- 1.7** The aims of this report are to:
- Calculate the predevelopment biodiversity value – the biodiversity baseline, represented in units.
 - Provide a framework to link the pre-development biodiversity value to applications pursuant to the approved development - changes to biodiversity units as a result of the proposed development will be calculated.
 - Calculate proposed mitigation measures (as far as possible) and enhancement opportunities where appropriate to demonstrate a net gain for biodiversity.

Planning Policy and Legislation

1.8 This BNG assessment has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- UK Government's 25 Year Environmental Plan (DEFRA, 2018);
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011);
- Biodiversity Net Gain (DEFRA, February 2024);
- National Planning Policy Framework (NPPF) (MHCLG, 2024);
- The Environment Act 2021;
- National Policy Statement for National Networks (NPSNN) (Department for Transport, 2014);
- The Natural Environment and Rural Communities (NERC) Act (HMSO, 2006); and,
- South Lincolnshire Local Plan 2011-2036 (South East Lincolnshire Local Plan 2011-2036, Adopted 2019).

2.0 Methods

General

- 2.1** BNG is an approach to development that leaves biodiversity in a better state than before, whereby the development attempts to achieve a positive net outcome for biodiversity on the site, post development. This assessment identifies opportunities for ecological enhancement at the site, aiming to provide a net gain for biodiversity, based upon enhancing the current ecological resource, and creating new habitat where habitat losses have occurred.

Data sources

- 2.2** Several data sources informed the BNG assessment:
- The UKHabitat Classification Survey was completed by SES (2026) and provided the baseline habitats for all calculations within this report.
 - Publicly available Open Source Natural England datasets for Habitats of Principal Importance (HPI), ancient woodland (classed as irreplaceable habitat), and statutory designated sites for nature conservation accessed via Multi-Agency Geographic Information for the Countryside (MAGIC)
 - Greater Lincolnshire Nature Recovery Strategy (2023)

BNG Assessment

- 2.3** All habitat parcels and linear hedgerow section data were entered into the Statutory Biodiversity Metric (an Excel workbook), with the additional information needed to calculate the habitat units in the ecological baseline for the site. This information creates the numerical parameters by which the number of Biodiversity Units for area and linear habitats are calculated. A brief explanation of these factors is provided in subsequent sections.

Area / length

- 2.4** The metric assesses linear habitats, such as watercourses or hedgerows separately from other habitat parcels. Linear habitats are measured in kilometres (km), area habitats are measured in hectares (ha). Areas and lengths were all calculated using measurement tools within QGIS.

Distinctiveness

- 2.5** Each habitat in the UK Habitat Classification (UKHab Ltd, 2023) is automatically assigned a score for distinctiveness within the metric. Distinctiveness recognises the different characteristics of habitats in relation to their capacity for supporting species richness, their tendency to support species found rarely in other habitats, and the rarity of the habitat itself.
- 2.6** It should be noted that irreplaceable habitats (such as ancient woodland) are not adequately measured by the metric and will require separate consideration which must comply with existing national and local policy and legislation. Data relating to these can be entered into the metric, so as to give an indicative picture of the biodiversity value of the habitats present on a site, but this should be supported by bespoke advice.

Condition

- 2.7** A condition assessment was conducted by SES in 2025 using the statutory biodiversity metric condition assessment sheets for each habitat type. Habitats at the bottom end of distinctiveness do not have a specific approach to condition assessment and are instead given a standard condition score. Scores assigned to condition are given as Good = 3; Moderate = 2; Poor = 1; and Not Applicable = 1.

Strategic significance

- 2.8** This element is to assess the habitats on site in relation to the geographical location in which they are found. Where an LNRS has been published, the baseline strategic significance values for habitat parcels in that area should always be scored as low. Proposed habitats may be scored as either high – whereby development interventions align with proposed interventions to help deliver priorities for the given habitat parcel – or low – where the definition for high strategic significance are not met.
- 2.9** Alternative documents are outlined within the BNG User Guide (Defra, 2025) for local authorities that have not published an LNRS, including local plans and biodiversity strategies. Greater Lincolnshire has published their LNRS (Lincolnshire County Council, 2026), which is currently in consultation, and this resource has been used to determine strategic significance.

Risk factors

- 2.10** The metric includes two risk factor multipliers that reflect the difficulties in creating certain habitat types in a way that achieves significant biodiversity benefits. These are “Time to target condition” and “Difficulty of creation”. These recognise that different habitats attain degrees of maturity at different rates and that the successful creation of some habitats is not certain, due to various environmental and human factors.
- 2.11** Thus, the planned creation of a habitat that will take a substantial amount of time to reach target condition, such as woodland, or that is considered difficult to achieve, such as lowland fen, would equate to fewer Habitat Units than an existing area of the same habitat. The metric contains standard multipliers for each habitat class.

Application of the metric

- 2.12** The proposed plans which will comprise the loss of all habitats on site, have been used to assess and quantify the loss of habitat, and calculate the areas of habitat to be retained. These were entered into the metric to provide value for the area habitat units and the linear hedgerow units to be lost as a result of the development.
- 2.13** These plans were then used to calculate the extent of each habitat type that is to be created, and this information was entered into the Site Habitat Creation section of the tool, along with values for the equivalent parameters as described above, to give a post-intervention value for Habitat and Hedgerow Units.
- 2.14** A comparison of the baseline habitat and hedgerow unit figures and the post-intervention figures then provides a figure for percentage net change in Biodiversity Units, positive or negative.

Assumptions and Limitations

- 2.15** The metric does not use species explicitly. Instead, it uses broad habitat categories as a proxy for the biodiversity 'value' of the species communities that make up different habitats. The metric does not affect the legal obligations associated with protected species and this is beyond the scope of metric.
- 2.16** The DEFRA Statutory Biodiversity Metric has been used in this report to demonstrate BNG. It is a useful tool to help inform plans and decisions to benefit biodiversity. However, it is important to be aware of its limitations. For BNG to be used appropriately and to be successfully implemented (i.e. achieving BNG), the Good Practice Principles for Development established by Baker et al. (2019) must be adhered to. These principles have been developed by the Construction Industry Research and Information Association (CIRIA), the Chartered Institute for Ecology and Environmental Management (CIEEM) and the Institute of Environmental Management and Assessment (IEMA).
- 2.17** The metric does not override existing planning policy or legislation, including the mitigation hierarchy, which should always be considered as the metric is applied. The mitigation hierarchy states that action must first be taken to avoid any adverse impact to biodiversity, to mitigate (on site) any impacts that cannot be avoided and, only as a last resort, to compensate (off site) for any remaining impacts.
- 2.18** The outputs of the metric are not absolute values but, instead, they provide proxy for the relative biodiversity worth of the site before and after intervention. The quality and reliability of outputs will depend on the quality of the inputs. Like for like habitat or better should be the aim and one habitat should not be replaced with another where possible.
- 2.19** It is important to emphasise that, while the metric provides a useful tool to demonstrate biodiversity net gain, it does not remove the need for professional judgement by a suitably competent ecologist. Ecological functionality is important to underpin the assessment and the site's design should ultimately be based upon the Good Practice Principles. The metric should also not be a reason to miss opportunities to benefit key species through biodiversity net gain where they are not directly accounted for within the metric.
- 2.20** For any off-site unit purchases, a base value of £23,000 per habitat unit has been adopted. This price has been obtained from a habitat bank, in relation to the project. However, it should be used as an indicator only and will vary based on availability on the private market at the time of purchasing.
- 2.21** This document presents results and discussion of BNG work only. Any further ecological constraints or obligations are not under the scope of this report and will need to be considered separately.

3.0 Baseline Conditions

3.1 Table 1 lists all baseline habitat parcels recorded on site. The total baseline is 41.12 habitat units and 0.99 hedgerow units.

3.2 The baseline habitats on site are set out in Table 1 and presented in Appendix 2. Condition assessment sheets are provided in Appendix 5. Following Defra guidance, baseline habitats were recorded as of low strategic significance. A full breakdown of habitats is provided in the accompanying metric (Appendix 6).

Table 1 : Baseline Habitats on-site (SES, 2026)

UK Habitat Classification	Description	Condition
Developed land; sealed surface - u1b5	Developed land sealed surface dominated the western boundary of the site and was largely associated with access roads, and hard standing associated with the building on site. One building was present on site. It was a warehouse building containing sport equipment storage, with metal corrugated walls and a pitched corrugated roof.	N/A
Modified grassland - g4	An area of modified grassland was present towards the north-west of the site. The grassland was mown at the time of the survey to a short uniform sward. The grassland was dominated by perennial rye grass <i>Lolium perenne</i>, with frequent cocksfoot grass <i>Dactylis glomerata</i> and Yorkshire fog <i>Holcus lanatus</i>. Occasional red fescue <i>Festuca rubra</i>, ribwort plantain <i>Plantago lanceolata</i>, black medic <i>Medicago lupulina</i>, red clover <i>Trifolium pratense</i>, creeping cinquefoil <i>Potentilla reptans</i>, common ragwort <i>Jacobaea vulgaris</i>, common mouse ear <i>Cerastium fontanum</i> and autumn hawkbit <i>Scorzoneroides autumnalis</i> were also recorded. Species diversity was between 6-8 species per m². A smaller area of modified grassland was present to the north-east of the site boundary. The grassland was mown to a short uniform sward at the time of the survey. Species were dominated by perennial rye grass, with abundant dandelion <i>Taraxacum</i> spp., moss sp., frequent cocksfoot grass and occasional ribwort plantain <i>Plantago lanceolata</i>, common ragwort, bristly ox tongue <i>Helminthotheca echinoides</i>, doves foot cranesbill <i>Geranium molle</i>, nettle and common daisy <i>Bellis perennis</i>. Rare occurrences of fox and cubs <i>Pilosella aurantiaca</i>, forget me not <i>Lyosotis</i> sp., and cow parsley <i>Anthriscus sylvestris</i> were also recorded. Species diversity was between 6-8 species per m².	'Moderate' Satisfying criteria A, C, E, F and G.
Other Neutral Grassland - g3c	Two other neutral grassland fields were present within the site boundary. The fields were subject to regular management and were cut throughout the summer growing season and maintained to a uniform sward. Species within the grassland to the south-west of the site comprised Yorkshire fog, creeping bent <i>Agrostis stolonifera</i>, red fescue, perennial rye grass, with creeping buttercup <i>Ranunculus repens</i>, white clover <i>Trifolium repens</i>, ribwort plantain <i>Plantago lanceolata</i>, bristly ox tongue <i>Helminthotheca echinoides</i> present. The grassland had on average 5 species/m² and was considered to have >20% of broadleaved herbs and sedge, >1 grass species that are not generally sown for agricultural purposes (Yorkshire fog, creeping bent, and red fescue) and the cover of rye grasses and white clover were <30%.	'Moderate' Satisfying criteria A, C, D and E.

	Species within the grassland to the east comprised Yorkshire fog, red fescue, false oat grass, cock's foot, creeping bent and smooth meadow grass <i>Poa pratensis</i> with common chickweed <i>Stellaria media</i>, white clover, dandelion <i>Taraxacum</i> spp., common ragwort, groundsel <i>Senecio vulgaris</i>, red clover and smooth tare <i>Vicia tetrasperma</i>. The grassland had on average 8sp/m² and was considered to have >20% of broadleaved herbs and sedge, >1 grass species that is not generally sown for agricultural purposes (Yorkshire fog, red fescue, false oat grass, cocks foot, creeping bent, and smooth meadow grass) and the cover of rye grasses and white clover were <30%.	
Tall forbs - g 16	An area of tall forbs spanned the expanse of a linear earth bund towards the centre of the site. The bund was approximately 2m high and comprised nettle, false oat grass, cleavers <i>Galium aparine</i> and bramble. A small area of tall forbs were present to the north-west of the site boundary. Species comprised nettle, false oat grass, cleavers and bramble. A large round bund was present to the south-eastern corner of the site. The bund was approximately 3 m tall, and steep sided. Half of the bund comprised scrub habitat at the top, changing to tall forbs around the edge. The tall forbs habitat was dominated by nettle, spear thistle <i>Cirsium vulgare</i>, false oat grass, dock <i>Rumex</i> sp., cocks foot and ox-eye daisy <i>Leucanthemum vulgare</i>.	'Moderate' Satisfying criteria both B and C.
Bramble scrub - h3d	A patch of bramble scrub was recorded towards the centre of the site. The scrub was dominated by bramble <i>Rubus fruticosus</i> agg., with some common nettle <i>Urtica dioica</i> and false oat grass <i>Arrhenatherum elatius</i> present. A large round bund was present to the south-eastern corner of the site. The bund was approximately 3m tall, and steep sided. Half the bund comprised scrub habitat at the top of the bund, changing to tall forbs around the edge. The scrub was dominated by bramble, with some common nettle noted.	N/A
Small individual tree - w 210	Three scattered trees were located towards the west of the site. Species comprised two goat willows <i>Salix caprea</i> and silver birch <i>Betula pendula</i> .	'Poor' Satisfying only criteria A and B
Native Hedgerow with Trees – h2a	Two native hedgerows with trees were noted along the northern boundary of the site. Both hedgerows comprised a similar species composition and were dominated by hawthorn <i>Crataegus monogyna</i> with abundant cherry <i>Prunus avium</i> . Dog rose <i>Rosa canina</i> , ivy <i>Hedera helix</i> , cherry laurel <i>Prunus laurocerasus</i> and <i>Berberis</i> sp. were also noted.	'Moderate' Satisfying criteria A1, B1, B2, D1, D2 and E3

4.0 **BNG Good Practice Principles for Development**

4.1 The BNG metric is a tool that can be used to help inform plans and decisions. It is important, however, to be aware of its limitations and to conduct assessments in accordance with the following principles and rules. The key principles and rules (as set out below) have been considered as part of this assessment with justification provided as to how each BNG principle has been applied.

4.2 Table 2 outlines the BNG principles and provides a statement of how these were each considered during the assessment.

Table 2: BNG Good Practice Principles for Development.

Principle	Description	Statement of Consideration
1	Apply the mitigation hierarchy. Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.	Habitats on site were of moderate to negligible value, with medium distinctiveness grassland dominating the majority of the site boundary. Site proposal design has sought to avoid impacts to the highest value habitat on site where possible.
2	Avoid losing biodiversity that cannot be offset elsewhere. Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve NNL/net gain.	There are considered to be no irreplaceable habitats within the site.
3	Be inclusive and equitable Engage stakeholders early, and involve them in designing, implementing, monitoring, and evaluating the approach to net gain. Achieve net gain in partnership with stakeholders where possible.	Consultation with stakeholders has been a key part of this development, with SES being engaged from the start.
4	Address risk. Mitigate difficulty, uncertainty, and other risks to achieving net gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.	Given the extensive other neutral grassland across the site, and the type of development required, it was considered unlikely that net gain was achieved, in full, on site. However, onsite habitats proposed are in keeping with the development and the type of habitats likely to succeed on site.
5	Make a measurable net gain contribution. Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	Metric calculations have been undertaken to inform decision-making through the design process. It is considered that opportunities to deliver BNG within the site are limited therefore it is predicted that off-site provision will be required to achieve gain.

Principle	Description	Statement of Consideration
6	Achieve the best outcomes for biodiversity. By using robust credible evidence and local knowledge to make clearly justified choices when: - Delivering compensation that is ecologically equivalent in type, amount and condition and that accounts for the location and timing of biodiversity losses - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation - Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional, and national levels - Enhancing existing or creating new habitat - Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.	The proposed layout for the site has been designed to maximise ecological benefit while also facilitating the proposed works.
7	Be additional. Achieve nature conservation outcomes that demonstrably exceed existing obligations, i.e. do not deliver something that would occur anyway.	The development of the landscape plan took account of opportunities for strategic habitat creation and enhancement throughout the development whilst still accommodating the development. It is recommended that off-site provisions are provided to achieve a gain of 10%. At least 10% of the predicted post-development score is not beholden to any other protected species/site mitigation/compensation action e.g. it would not have occurred otherwise.
8	Create a net gain legacy. Ensure net gain generates long-term benefits by: - Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity - Planning for adaptive management and securing dedicated funding for long-term management - Designing net gain for biodiversity to be resilient to external factors, especially climate change - Mitigating risks from other land uses - Avoiding displacing harmful activities from one location to another - Supporting local-level management of net gain activities.	Long term benefits of the site have been considered within the scheme to ensure the deliverance of net gain on site is climate change resilient. Consideration has been given at all steps to engage the Local Planning Authority and ensure practical solutions have been discussed that secure Net Gain.

Principle	Description	Statement of Consideration
9	Optimise sustainability. Provide evidence that the project prioritises BNG targets, while also seeking opportunities for gains for the wider environment, the community and the economy.	Public open space and other provision for the local communities have been incorporated into the scheme design.
10	Be transparent. The commitment to BNG should be stated by the project developer(s) in a publicly available document. Results of project audits should be made publicly available where claims of BNG are made at relevant project stages. Evidence that the best available scientific knowledge and methods have been used in BNG design and implementation and knowledge is transferred back to the scientific community.	The commitment to BNG delivery is stated within this Gain Plan and is anticipated to be secured by the LPA through an appropriately worded compliance planning condition applied to any future consent.

5.0 **Proposed Design**

Impact Assessment

5.1 The DEFRA Statutory Biodiversity Metric was run based off the Proposed Masterplan (Appendix 1) to assess the post-development biodiversity net gain calculations.

5.2 41.12 habitat units will be lost which predominantly relates to the extensive loss of other neutral grassland, with additional loss of scrub and tall forbs. Additionally, 0.3 hedgerow units will be lost due to the creation of access roads onto site.

Habitat and Hedgerow Creation / Enhancement

5.3 The strategy for the site is to create a green corridor along the eastern boundary of the site, to maintain connectivity to habitats in the wider area. Additionally, areas of public open space and landscaping are proposed to the north-west and south-west.

5.4 Proposed habitat types included in the calculator are detailed below, including proposed habitat conditions. Proposed mechanisms to secure delivery are discussed in more detail in Section 7.

Modified Grassland

5.5 The layout indicates that approximately 0.39ha of modified grassland will be created in line with proposals. It is considered that these areas will achieve a moderate condition and can be delivered through management to achieve the following condition criteria:

- Sowing a seed mix to achieve six-eight species per m², including at least two forbs;
- Preventing scrub encroachment so that it accounts for less than 20% of total grassland area
- Preventing bracken encroachment so that it accounts for less than 20% of total grassland area

- Ensuring absence of invasive non-native species

5.6 Moderate condition modified grassland has a time to target condition of four years.

Other Neutral Grassland

5.7 A total of 0.78ha other neutral grassland will be delivered in line with the proposals. These will be delivered in areas of greenways and scheme landscaping, providing a buffer along the eastern boundary from the railway line. A moderate condition will be targeted through delivery of the following criteria:

- Targeting seed mix to reflect specific UKHab grassland habitat type “neutral grassland”/“other neutral grassland” – description below: Palatable/productive grasses dominate, usually rye grasses *Lolium* sp, white clover *Trifolium repens* and timothy *Phleum pratense* 40% or below and other grasses more prominent such as crested dog’s tail *Cynosurus* sp., common bent *Agrostis capillaris*, yellow oat grass *Trisetum flavescens*, soft brome *Bromus hordeaceus* and sweet vernal grass *Anthoxanthum odoratum*. Less modified but wetter situations may support abundant soft rush *Juncus effusus* or hard rush *J. inflexus*, floating sweet grass *Glyceria fluitans*, creeping bent *Agrostis stolonifera*, tufted hair-grass *Deschampsia cespitosa* and rough meadow grass *Poa trivialis*. Total grass cover usually between 50 and 75%. Forbs up to 50% cover and associated with less fertile soil e.g. ribwort plantain, sorrel *Rumex acetosa*, meadow buttercup *Ranunculus acris*, creeping buttercup *R. repens*, self-heal *Prunella vulgaris*, yarrow, silverweed *Potentilla anserina*, marsh thistle *Cirsium palustre* and Lady’s smock *Cardamine pratensis*. However, indicators of the two hay meadow Priority habitats will be absent. Moderate number of species (nine-15 per m²). Rye grass and crested dog’s tail often abundant.
- Mowing management to ensure varied sward height (at least 20% is less than 7cm and 20% more than 7cm)
- Management to ensure cover of bracken is less than 20% and scrub is less than 5%
- Ensuring combined cover of species indicative of sub-optimal condition and physical damage accounts for less than 5% of total area, and ensuring absence of invasive non-native species

5.8 Moderate condition other neutral grassland has a time to target condition of five years.

Mixed Scrub

5.9 Approximately 0.14ha mixed scrub will be planted thorough the development. A moderate condition will be targeted, which could be delivered through management to achieve the following criteria:

- At least 80% of scrub is native,
- There are at least three native woody species,
- No single species comprises more than 75% of the cover

- There is an absence of invasive non-native plant species
- The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.

5.10 Moderate condition mixed scrub has a time to target condition of five years.

Artificial Unvegetated Unsealed Surface

5.11 The LEAP features will comprise artificial unvegetated unsealed surfaces. This habitat type does not have an applicable condition and has a fixed score of zero.

Developed Land; Sealed Surface

5.12 Houses, roads and other hard landscaping features associated with the scheme are included as developed land; sealed surface. This habitat type does not have an applicable condition and has a fixed score of zero.

Introduced Shrub

5.13 Small areas of ornamental planting around the scheme. This habitat type does not have an applicable condition and has a fixed score of zero.

Sustainable Drainage Systems

5.14 Approximately 0.44ha of sustainable drainage systems are proposed to the north-west and south-west of the boundary. A moderate condition will be targeted, which could be delivered through management to achieve the following criteria:

- There are a variety of plant species beneficial for wildlife
- There is an absence of invasive non-native plant species
- Plant species are mostly native
- The plant species are suited to wetland or riparian situations

5.15 Moderate condition sustainable drainage systems has a time to target condition of three years.

Vegetated Garden

5.16 Vegetated gardens have a flat value applied in the metric and, under private ownership, are not subject to management criteria for BNG.

Small Individual Trees

5.17 The proposals indicate that 31 trees will be planted. Following current guidance, all new trees have been entered into the metric as small (e.g. diameter at breast height between 7.5-30cm after 30 years of planting), though it is noted likely that some may achieve a greater size than this.

A poor condition will be targeted, which could be delivered through management to achieve the following criteria:

- Trees are to be native species
- Tree canopy is predominantly continuous, with gaps in canopy cover making up less than 10% of total area, and no individual gap being more than 5m wide (note that individual trees pass this criterion automatically)
- There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.

5.18 Moderate condition urban trees have a time to target condition of 27 years.

Species-rich Native Hedgerow

5.19 0.087km of Native Hedgerow with Trees will be enhanced to Species Rich Native Hedgerow with Trees. A good condition will be targeted, which could be delivered through management to achieve the following criteria:

- Height >1.5m average along length
- Width >1.5m average along length
- Gap between ground and base of canopy <0.5m for >80% of length
- Gaps make up <10% of total length; and no canopy gaps >5m
- Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.
- >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.
- >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.
- At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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

5.20 Good condition species rich native hedgerow with trees have a time to target condition of 5 years.

Summary

- 5.21** Following the above, the accompanying metric shows that the habitat units post development is projected to be 13.79, with the hedgerow units projected to be 1.42.

6.0 BNG Metric

6.1 With the inclusion of measurements set out in the previous section, the metric calculation currently indicates a net change of -27.33 habitat units (a net loss of -66.47%) and 1.41 hedgerow units (a net gain of 111.26%). It is further noted that the Trading Rules have not been satisfied for the proposals due to the loss of grassland and scrub habitat. The DEFRA Statutory metric separately, and summary provided in figure 1.

Figure 1 Summary of the Biodiversity Net Gain Results

On-site baseline	Area habitat units	41.12
	Hedgerow units	0.99
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	13.79
	Hedgerow units	2.10
	Watercourse units	0.00
On-site net change (units & percentage)	Area habitat units	-27.33
	Hedgerow units	1.10
	Watercourse units	0.00
Off-site baseline	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-27.33
	Hedgerow units	1.10
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-27.33
	Hedgerow units	1.10
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-66.47%
	Hedgerow units	111.26%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

- 6.2** In order to deliver 10% net gain and satisfy all trading rules, 31.04 medium distinctiveness grassland and 0.46 medium distinctiveness scrub units are required.
- 6.3** It is considered unlikely that BNG can be delivered on site while delivering the current masterplan. Therefore, off-site measures will be required.

Off-site Strategy

- 6.4** During the BNG process, off-site mitigation through either creation or enhancement of habitat within the client's landownership was explored, however, it was not considered a suitable option in this instance. Therefore, purchasing habitat units via a third-party provider will be required.
- 6.5** A preliminary valuation of units required to deliver net gain is provided based on the unit deficits in Table 3 and an additional 10% to satisfy BNG. A value of £23,000 per unit has been adopted for 'Medium' distinctiveness habitats, though this is likely to differ based on the availability of units.
- 6.6** Based on c.£23,000 for 'Medium' distinctiveness habitats, the scheme is likely to require c.£724,502 (+VAT) to offset.

Statement of Additionality

- 6.7** The offsite strategy will result in the purchase of 31.5 medium distinctiveness habitat units from a habitat bank. These units will not be associated with any other mitigation or compensation actions, and with, therefore satisfy additionality.

7.0 Habitat Implementation, Management and Monitoring Plan

- 7.1** A CEMP: Biodiversity and HMMP will be produced as part of a planning condition, which will detail habitat implementation and management. The CEMP: Biodiversity should describe how retained habitats will be protected during the construction phase, to ensure their condition is not negatively impacted.
- 7.2** The HMMP will provide details for the establishment and subsequent management, maintenance, and monitoring of all on-site significant enhancements. It will be prepared to cover a 30-year period with more detail provided for the 1-3 year implementation and 3-5 year maintenance periods. The HMMP should also contain proposals for monitoring visits and frequency of visits and scope for remedial works / changes to management prescriptions. Roles and responsibilities for delivery and enforcement of the HMMP will be described. All drawings and maps will be produced using GIS to allow accurate monitoring.
- 7.3** Implementation of the recommendations within the CEMP: Biodiversity and the requirements of the HMMP should be managed by the site Biodiversity Champion who will be the lead to ensure compliance with all ecological strategies for the site.
- 7.4** The audit report should include information in the “as built” metric compared to the original baseline plans and the “as built” habitat plan. Where the “as built” plan differs from the original designs, more detailed information may be required to ensure transparency about what has been delivered. Where differences occur, a copy of the same metric version e.g. a completed workbook including the full calculations that lead to the final biodiversity unit scores, should be submitted. Summary results of metric calculations would not be sufficient. Where appropriate, detailed justifications for the choice of habitat types, distinctiveness and condition should be added to the comments column or provided separately in a report.
- 7.5** The audit report should also demonstrate compliance with the BNG good practice principles (Natural England, July 2021).

8.0 Conclusions

- 8.1** The site comprised areas of managed grassland, tall ruderal, scrub and an area of hard standing with an industrial unit present. The site was boundary by residential properties to the north, south and west, with an active railway running along the eastern boundary. A habitats map is presented in Appendix 3.
- 8.2** The current Proposed Masterplan is for residential development of 230 units with associated landscaping, highways, public open space (POS) and sustainable urban drainage systems (SuDS).
- 8.3** The metric calculation currently indicates a net change of -27.33 habitat units (a net loss of -66.47%) and 0.11 hedgerow units (a net gain of +10.68%). It is further noted that the Trading Rules have not been satisfied for the proposals due to the loss of grassland and scrub habitat.
- 8.4** During the BNG process, off-site mitigation through either creation/enhancement of habitat within the client's landownership was explored, however, it was not considered a suitable option in this instance. Therefore, purchasing habitat units via a third-party provider through a suitable legal obligation (typically section 106 agreement or conservation covenant) will be required to obtain 10% net gain.

9.0 References

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Appendix 1: Proposed Masterplan



Plot Schedule	
Plot No.	House Type
001	Type 9
002	Type 8
003	Type 10
004	Type 10
005	Type 8
006	Type 9
007	Type 8
008	Type 8
009	Type 10
010	Type 10
011	Type 8
012	Type 8
013	Type 6
014	Type 6
015	Type 6
016	Type 6
017	Type 6
018	Type 6
019	Type 9
020	Type 8
021	Type 6
022	Type 6
023	Type 8
024	Type 9
025	Type 10
026	Type 10
027	Type 8
028	Type 8
029	Type 8
030	Type 8
031	Type 8
032	Type 6
033	Type 6
034	Type 8
035	Type 8
036	Type 9
037	Type 8
038	Type 1
039	Type 1
040	Type 1
041	Type 1
042	Type 6
043	Type 6
044	Type 9
045	Type 6
046	Type 6
047	Type 6
048	Type 1
049	Type 1
050	Type 1
051	Type 1
052	Type 10
053	Type 10
054	Type 8
055	Type 8
056	Type 9
057	Type 9
058	Type 8
059	Type 8
060	Type 8
061	Type 9
062	Type 6
063	Type 6
064	Type 6
065	Type 8
066	Type 8
067	Type 6
068	Type 6
069	Type 6
070	Type 6
071	Type 6
072	The Greetham
073	173 The Caythorpe
074	174 The Ingley
075	175 The Ingley
076	176 The Fulbeck
077	177 The Greetham
078	178 The Orby
079	179 The Orby
080	180 The Hundleby
081	181 The Caythorpe
082	182 The Caythorpe
083	183 The Keeley
084	184 The Hundleby
085	185 The Caythorpe
086	186 The Greetham
087	187 The Fulbeck
088	188 The Sudbrooke
089	189 The Sudbrooke
090	190 The Langworth
091	191 The Langworth
092	192 The Normanton
093	193 The Normanton
094	194 The Langworth
095	195 The Langworth
096	196 The Greetham
097	197 The Fulbeck
098	198 The Colsterworth
099	199 The Colsterworth
100	200 The Colsterworth

Affordable Housetype Mix					
Housetype	Beds	Persons	Storeys	No.	Housetype footprint (sqft)
The Bain	1B	2	1	8	650.0
Type 8	3B	5	2	8	866.0
				2	1733.2
				10	6933.2

Housetype Mix					
Housetype	Beds	Persons	Storeys	No.	Housetype footprint (sqft)
Type 1	1B	2	2	8	530.2
				8	424.6
The Caythorpe	2B	4	2	17	629.7
				17	10704.9
The Colsterworth	2B	4	2	9	649.3
				9	5843.7
The Doddington	2B	4	2	4	738.0
				4	2952.0
Type 6	2B	4	2	23	770.9
				23	1770.7
The Harrington	3B	4	2	5	909.5
				5	4547.5
The Keeley	3B	4	2	2	1202.5
				2	2405.0
The Fulbeck	3B	5	2	19	773.0
				19	14687.0
The Greetham	3B	5	2	18	853.1
				18	15355.8
Type 8	3B	5	2	21	866.6
				21	18198.6
Type 9	3B	5	2	9	912.7
				9	8214.3
The Ingley	3B	5	2.5	12	1086.9
				12	13042.8
The Hundleby	3B	5	2	15	1110.1
				15	16651.5
The Langworth	3B	5	3	6	1230.5
				6	7383.0
The Ludford	3B	5	2	4	1429.7
				4	5718.8
Type 10	4B	6	2	8	984.1
				8	7872.8
The Normanton	4B	6	2	15	1050.9
				15	15763.5
The Orby	4B	6	2	10	1217.8
				10	12178.0
The Riseholme	4B	6	2	9	1387.3
				9	12485.7
The Sudbrooke	4B	6	3	4	1431.9
				4	5727.6
The Winteringham	4B	6	2	2	1583.0
				2	3165.0
				220	204870.8
				230	211804.0

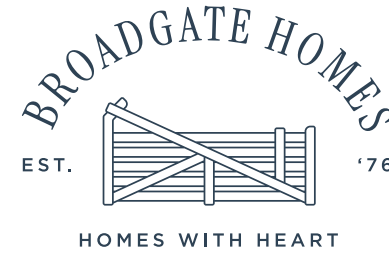
Landscaping shown based on Landscape Architect's proposal, please refer to LA's proposals for further details.

1201 KEY

- Site Boundary
- Existing Rising Main Sewer
- Existing Rising Main Sewer Easement
- Existing Bund
- Existing Gas Pipe
- Existing Gas Pipe Easement
- Hawthorn Bank Visibility Splays
- Approximate coverage area of former railway line through site.

Legal Information

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Client:

Broadgate Homes
Broadgate House, 519 Broadgate, Weston Hills, Spalding,
Lincolnshire, PE12 6DB

Project Title:

Hawthorn Bank / Meadow Way

Drawing Name:

Proposed Masterplan

Drawing Stage: Preliminary

STATUS: S3 Suitable for Review and Comment

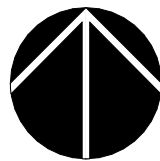
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25029 SD LBF 1:1000 @ A1 C01

DRAWING TITLE

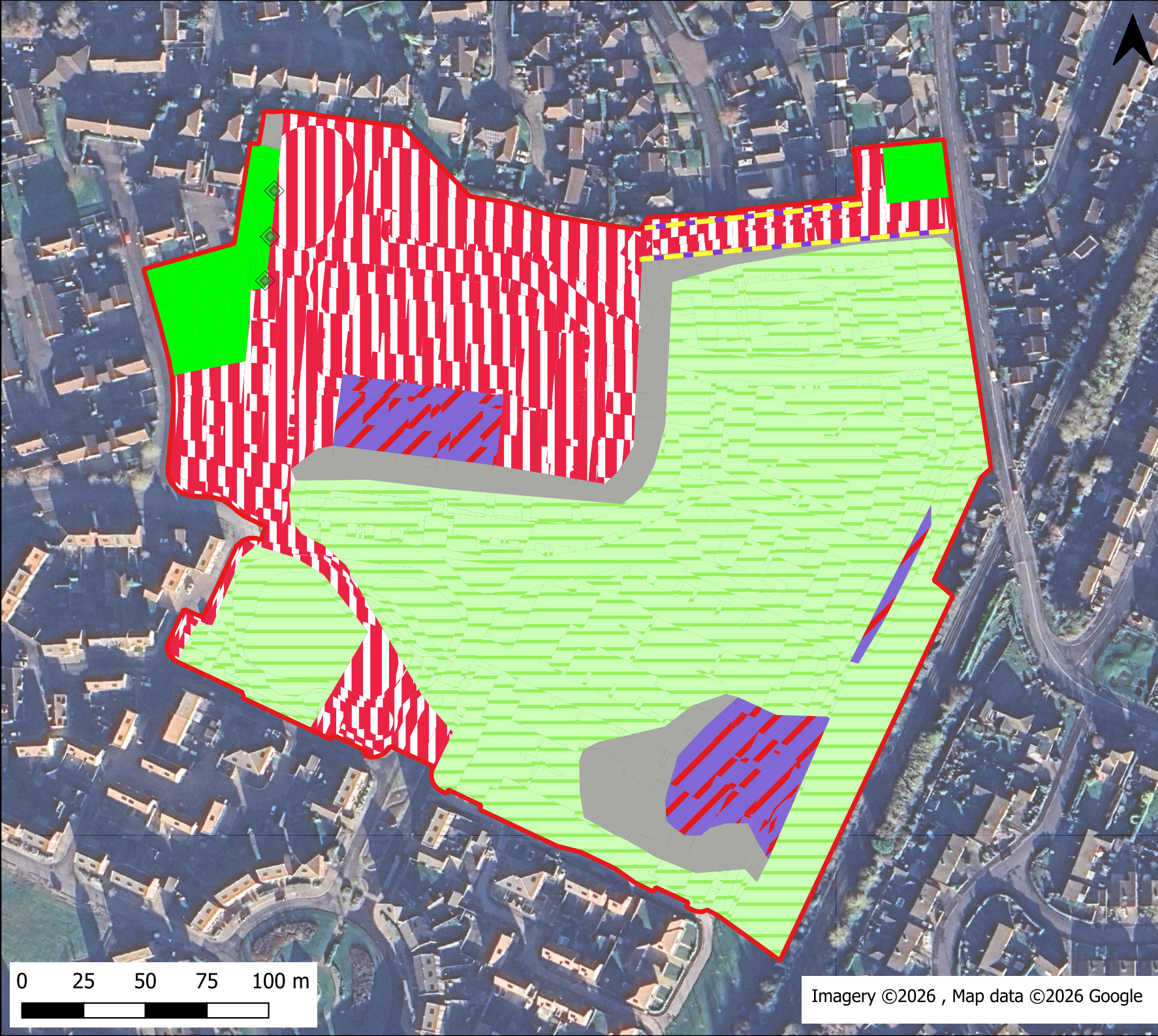
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PROJECT CODE ORIGINATOR FUNCTIONAL SPATIAL FORM DISCIPLINE DOC NUMBER



1:1000 0 10m 50m 100m

Appendix 2: Baseline Habitat Map



Legend

- Red Line Boundary
- Existing Small Urban Tree
- Native hedgerow with trees
- Bramble Scrub
- Developed Land; Sealed Surface
- Modified Grassland
- Other Neutral Grassland
- Tall Forbs

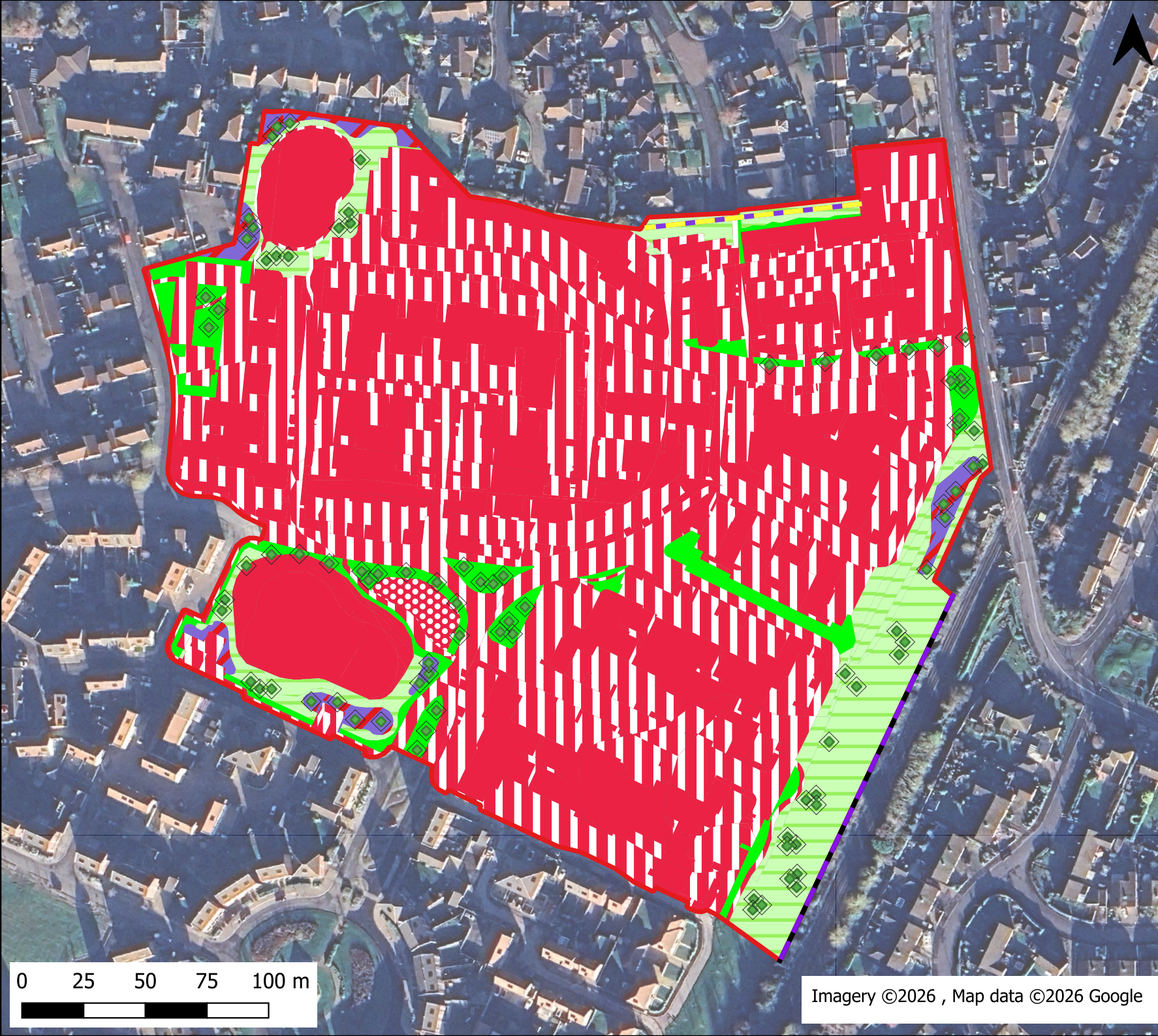


Client:	Scale:
Broadgate Homes Ltd	1:2,000 @A4
Project:	Date:
Meadow Way, Spalding	09/04/2026
Drawing Title:	Drawn By:
Baseline UKHab habitats	MK

Imagery ©2026 , Map data ©2026 Google

0 25 50 75 100 m

Appendix 3: Proposed Habitats



Legend

- Red Line Boundary
- Proposed Small Urban Tree
- Native hedgerow with trees
- Species-rich native hedgerow
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Sustainable drainage system
- Vegetated garden



Client:	Scale:
Broadgate Homes Ltd	1:2,000 @A4
Project:	Date:
Meadow Way, Spalding	09/04/2026
Drawing Title:	Drawn By:
Proposed UKHab habitats	MK

Imagery ©2026 , Map data ©2026 Google

Appendix 4: Species list and abundance by habitat (including grassland quadrat data)

Common Name	Scientific Name	Bramble scrub	Tall Forbs	Scattered Trees	Modified Grassland	Other Neutral Grassland	Hedgerows
Autumn hawkbit	<i>Scorzoneroide autumnalis</i>				O		
Barberry	<i>Berberis sp.</i>						R
Black medic	<i>Medicago lupuling</i>				O		
Bramble	<i>Rubus fruticosus agg.</i>	D	O				
Bristly oxtongue	<i>Helminthotheca echioides</i>					R	
Cleavers	<i>Galium aparine</i>		A				
Common chickweed	<i>Stellaria media</i>					R	
Common nettle	<i>Urtica dioica</i>	R	D				
Common ragwort	<i>Jacobaea vulgaris</i>				R	O	
Common mouseear	<i>Cerastium fontanum</i>				O		
Common spruce	<i>Picea abies</i>						
Common ragwort	<i>Jacobaea vulgaris</i>				O		
Cocksfoot grass	<i>Dactylis glomerata</i>				F	O	
Creeping bent	<i>Agrostis stolonifera</i>					A	
Creeping buttercup	<i>Ranunculus repens</i>					O	
Creeping cinquefoil	<i>Potentilla reptans</i>				O		
Cherry	<i>Prunus avium</i>						A
Cherry laurel	<i>Prunus laurocerasus</i>						R
Dog rose	<i>Rosa canina</i>						R
False oat grass	<i>Arrhenatherum elatius</i>	R	O			F	
Goat willow	<i>Salix caprea</i>			2 small trees			
Groundsel	<i>Senecio vulgaris</i>					R	
Hawthorn	<i>Crataegus monogyna</i>						D

Common Name	Scientific Name	Bramble scrub	Tall Forbs	Scattered Trees	Modified Grassland	Other Neutral Grassland	Hedgerows
Hornbeam	<i>Carpinus betulus</i>						R
Perennial ryegrass	<i>Lolium perenne</i>				D		
Ribwort plantain	<i>Plantago lanceolata</i>				O	R	
Red clover	<i>Trifolium pratense</i>				O		
Red fescue	<i>Festuca rubra</i>				O	A	
Silver birch	<i>Betula pendula</i>			1 small tree			
Smooth meadow grass	<i>Poa pratensis</i>					O	
Smooth tare	<i>Vicia tetrasperma</i>					R	
White clover	<i>Trifolium repens</i>					R	
Yorkshire fog	<i>Holcus lanatus</i>				F	A	

Quadrat Number and W3W	Species	DAFOR
G1		
Q1 Dance.twice.strain	<i>Perennial ryegrass</i>	
	<i>Cocksfoot grass</i>	
	<i>Ribwort Plantain</i>	
	<i>Yorkshire Fog</i>	
	<i>Red Fescue</i>	
	<i>Black Medic</i>	
	<i>Smooth Meadow Grass</i>	

Q2 Factor.saving.shack	<i>Creeping bent</i>	
	<i>Cocksfoot grass</i>	
	<i>Bristly oxtongue</i>	
	<i>Red Clover</i>	
	<i>Ribwort plantain</i>	
Q3 Fever.sudden.forces	<i>Cut leaved crainsbill</i>	
	<i>Creeping cinquefoil</i>	
	<i>Black medic</i>	
	<i>Common ragwort</i>	
	<i>Ribwort plantain</i>	
	<i>Red fescue</i>	
Q4 Deed.carry.luck	<i>Smooth meadow grass</i>	
	<i>Perennial rye grass</i>	
	<i>Red fescue</i>	
	<i>Ribwort plantain</i>	
	<i>Black medic</i>	
Q5 Punchy.spits.ending	<i>Perennial rye grass</i>	
	<i>Ribwort plantain</i>	
	<i>Red clover</i>	
	<i>Yorkshire fog</i>	
G2		

Q1	<i>Yorkshire fog</i>	A
	<i>Bristly ox tongue</i>	R
	<i>Perennial t</i>	

Appendix 5: Baseline BNG Condition Assessments

Condition Assessment Criteria – Modified Grassland		Criterion passed (Yes or No)	
		G1	G4
A	There are 6-8 vascular plant species per m² 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 m² (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	Y
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	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	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	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	Y
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)	x
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Condition Assessment Criteria – Other Neutral Grassland		Criterion passed (Yes or No)		Notes (such as justification)
		G2	G3	
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 Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	P	P	
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.	F	F	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	P	P	

D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	P	P	
E	Combined cover of species indicative of suboptimal condition³ 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 species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	P	P	
Additional Criterion - must be assessed for all non-acid grassland types				
F	There are 10 or more vascular plant species per m² 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.	F	F	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/√		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)			
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	x		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)			

Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description – Hedgerows		Criterion passed (Yes or No)	Notes (such as justification)
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).	P	
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 <i>Prunus spinosa</i> 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).	F	
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).	P	
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).	P	

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.	F	
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 <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	F	
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 ³) 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 ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ 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 ⁷ .	P	
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 (for example, excessive hedgerow cutting).	P	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	F	

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	P	
Condition categories for hedgerows with trees					
Category	Category Requirements	Metric score			
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3			
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2			

Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:	2		

Condition Assessment Criteria – Individual Trees		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	P
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).	P
C	The tree is mature (or more than 50% within the block are mature) ¹ .	F
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.	F
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	F
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	F
Number of criteria passed		
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√
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 Assessment Criteria – Tall Forbs		Criterion passed (Yes or No)	Notes (such as justification)
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.	F	
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.	P	
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).	P	

Condition Assessment Result	Condition Assessment Score	Score Achieved x/√
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)	

• 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)	x
• Passes 0 or 1 of 3 core criteria.	Poor (1)	

Appendix 6: BNG Statutory Metric (Appended Separately)