Allied Ecology

Biodiversity Net Gain Assessment (BNGA)

-

**Lincs Gateway**

**Spalding**

**Lincolnshire**

**PE12 6FY**

-

March 2026

| | |
|---|---|
| **Site Details** | Lincs Gateway, Spalding, Lincolnshire, PE12 6FY |
| **Client** | Alcan Properties Ltd. |
| **Date of Issue** | 31/03/2026 |
| **Report Reference** | 22075 – Biodiversity Net Gain Assessment (BNGA) |

## Liability

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## Validity / 'Shelf-life'

Any alterations to the site boundary and / or proposals are likely to invalidate the outcome of the assessment contained within this report.

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# 1 Introduction

## 1.1 Background

1.1.1 Allied Ecology has been appointed to undertake a Biodiversity Net Gain Assessment (BNGA) in respect of the proposals at Lincs Gateway, Spalding, Lincolnshire, Holbeach Meadows, PE12 6FY (grid reference TF 24511 19930), hereafter referred to as the 'site'.

1.1.2 The site is located to the south of Spalding, and largely comprises cropland, which was recorded to not be in active production at the time of survey, with areas of modified grassland with ruderals, plantation woodland and mixed scrub. The site is bound by drainage ditches and fence lines, and a tree line is present at the north-west of the site. Beyond the site lies residential dwellings to the north-west, commercial development to the south, a caravan park to the east, and arable land on all aspects.

1.1.3 The entirety of the site was granted planning permission in October 2023, for a similar / comparable scheme, which is understood to remain extant and could therefore be implemented. During the determination process and associated consultations to inform the consented scheme, no issues or queries were raised with regards the submitted Biodiversity Net Gain Assessment's baseline habitats or their associated conditions, and much of the site currently remains in an entirely comparable condition to the 2023 assessment.

1.1.4 The site also benefits from allocation as a Prestige Employment Site (PES) within Policy 7 of the South East Lincolnshire Local Plan (2011-2036), site reference SP002, which confirms that 'no known constraints' are present.

## 1.2 Summary of Proposals

1.2.1 It is understood the current proposals are for the construction of new storage and distribution warehousing, with associated landscaping and access infrastructure.

## 1.3 Basis of Reporting

1.3.1 The following Biodiversity Net Gain Assessment is intended to establish whether the proposals are able to deliver a biodiversity net gain, and what that percentage net gain could be, utilising the 'Statutory Biodiversity Metric Calculation Tool' (SBMCT). This is the nationally recognised tool for demonstrating quantifiable net gains for biodiversity.

1.3.2 This report accompanies the SBMCT, providing a summary of the results of the SBMCT and clarifies the choice of habitat definitions, distinctiveness, habitat conditions and temporal factors (where appropriate), and should be read in conjunction with the Ecological Appraisal (ref: 22075 – Ecological Appraisal), prepared to inform the proposals.

1.3.3 This report wholly relates to the outcome of the Biodiversity Net Gain Assessment, and does not imply or infer the presence or absence status of protected / notable faunal or botanical species, or the ecological importance of habitats present within the site or that may be impacted by the proposals.

## 1.4 Lead Surveyor and Author's Experience

1.4.1 The lead surveyor and author is Jon Byrd. Jon is a Chartered Ecologist (CEcol) and Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), with over

18 years of relevant experience within a consultancy setting. Jon has been undertaking and advising on Biodiversity Net Gain Assessments since 2017, pre-dating the release of the DEFRA Biodiversity Metrics, and is suitably authoritative to assess these proposals. As such, the findings and assessments detailed within the Biodiversity Net Gain Assessment can be relied upon to inform the planning application.

# 2 Methods

## 2.1 Desktop Study – Irreplaceable Habitats

2.1.1 To determine whether any identified irreplaceable habitats[1] may be present within the site or located in proximity and potentially impacted by the proposals, an initial desk-based exercise was undertaken on 26th March 2026 This comprised utilising the online Multi-Agency Geographic Information for the Countryside (MAGIC) database, in addition to the Ancient Tree Inventory, to search for irreplaceable habitats within the site itself and up to 50m from the site boundary.

## 2.2 Desktop Study – Habitat Degradation

2.2.1 To determine whether any clear and obvious habitat removals, alterations, or changes in management of on-site habitats occurred prior to the baseline surveys detailed below, an initial desk-based review of current and historic aerial photography and Streetview imagery (where available) was conducted on 26th March 2026.

2.2.2 Where evidence suggests that unintentional or intentional habitat degradation has occurred, a precautionary approach has been adopted to assess the likely status and condition of the probable 'pre-clearance' habitat.

## 2.3 Baseline Habitat Survey

2.3.1 An update detailed baseline habitat survey was undertaken on 12th March 2026, based on the UK Habitat Classification methodology (UK Hab)[2], which forms the basis of the Statutory Biodiversity Metric Calculation Tool (SMBCT). During the survey, the habitat types present within the planning application site boundary were identified, characterised, and accurately mapped.

2.3.2 Species identification utilises the current Botanical Society for the British Isles (BSBI) UK Vascular Plant List 'English Names' naming conventions.

2.3.3 The methodology ensures a standardised approach to field data collection, the results of which inform the completion of the relevant baseline habitat survey fields in the SMBCT.

2.3.4 Where the potential for on-site habitats to meet with the definitions of relevant irreplaceable habitats is identified, this is detailed within the assessment below.

## 2.4 Condition Assessment Survey

2.4.1 A detailed Condition Assessment Survey was undertaken on 12th March 2026, using version 1.0.2 of the condition assessment criteria set out in the Statutory Biodiversity Metric technical annex. The findings from this survey were subsequently used to populate the 'condition' fields within the SMBCT.

2.4.2 A range of guidance documents have been utilised to inform the condition assessment of existing habitats within the site as well as the condition of habitats following completion of development, with 'The Statutory Biodiversity Metric – User Guide' (July 2025), 'The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology' (July

1 As identified within The Biodiversity Net Gain Requirements (Irreplaceable Habitat) Regulations 2024

2 UK Hab Ltd (2023). *UK Habitat Classification Version 2.0* (available at: https://www.ukhab.org)

2025) and UK Hab 'The UK Habitat Classification – Version 2.0' (2023) being the primary guidance documents.

2.4.3 This approach enables an objective assessment of the baseline condition of each habitat present and represents a robust, replicable method for establishing the ecological baseline for Biodiversity Net Gain purposes.

## 2.5 Survey Constraints

2.5.1 Not all botanical species present within, or characteristic of, each habitat type are necessarily detectable during surveys conducted at a single point in the year, as different species may be more apparent in different seasons. The habitat survey was undertaken outside the recognised optimal season, albeit given the nature of the habitats present and extensive survey work previously undertaken at the site, it is considered that a proportionate level of assessment was able to be undertaken and the findings can be relied upon to inform an appraisal of habitat character, condition, and the likely impacts of the proposals.

2.5.2 No overriding constraints or limitations were encountered during the survey work undertaken, such that the subsequent assessments are considered to be robust and proportionate.

## 2.6 Biodiversity Metric Calculation

2.6.1 To establish whether the proposals are able to deliver a biodiversity net gain, version 1.0.4 of the Statutory Biodiversity Metric (release date 3rd July 2025) has been utilised.

2.6.2 As habitat areas, hedgerows, and watercourses are considered separately within the SBMCT, habitats that fall within each of these (where present) have been measured using QGIS version 3.28.15, in order to accurately establish their extents (see Plan 22075-BNGA1), before being subsequently coded into the SBMCT along with their condition assessments and other spatial or locally strategic information.

2.6.3 This information generates the baseline number of habitat area, hedgerow, and watercourse 'Biodiversity Units' present within a site. The extents of proposals / post-intervention habitats have been measured using QGIS utilising the relevant proposals plans provided by the project team (see Plan 22075-BNGA2) and input to the SBMCT, alongside the realistically achievable conditions that are targeted for each habitat type. Additional spatial and locally strategic information is also inputted, enabling the calculation of the predicted Biodiversity Units.

2.6.4 To understand the 'net' biodiversity gains or losses of a project, the calculated post-intervention Biodiversity Units are subtracted from the baseline values, allowing for the calculation of the percentage change in biodiversity across habitat areas, hedgerows, and watercourses respectively.

2.6.5 In determining the biodiversity net gains potentially able to be delivered by the proposals, the mitigation hierarchy has been consistently applied throughout. This approach prioritises avoiding potential ecological harm, wherever practicable. Where avoidance is not feasible, harm must be minimised and, only as a last resort, compensated for once all other reasonable design interventions have been exhausted.

# 3 Results

## 3.1 Baseline – Irreplaceable Habitats

3.1.1 None of the habitats present within the site are classified or characterised as representing an 'irreplaceable habitat'. Therefore, this assessment criterion is not considered further.

## 3.2 Baseline – Habitat Degradation

3.2.1 No obvious unintentional or intentional habitat degradation, or degrading activities beyond typical ongoing site management, appears to have occurred prior to the baseline survey being undertaken.

## 3.3 Baseline – On-site Habitat Areas

3.3.1 Based on the findings of the survey work Allied Ecology Ltd. undertook in 2023, which found cropland to be present across the majority of the central and eastern areas of the site, the cropland fields present within the site have supported grassland for less than five consecutive years such these areas are assessed to represent a 'temporary grassland' in line with DEFRA's Land Use Code TG01 which states '*Land used to grow grasses or other herbaceous forage for fewer than 5 consecutive years. It can be self-seeded or sown*'[3]. As such, the fields are assessed to comprise c1b Temporary grass and clover leys rather than a permanent grassland (or ruderal) habitat type.

3.3.2 The status of existing baseline habitat areas present within the site, along with a summary of their condition as assessed at the time of survey, is detailed in the table below.

**Table 3.1.** Baseline habitat area details.

| Ref | Habitat | Condition | Condition Assessment* | Description |
|---|---|---|---|---|
| **1** | Cropland: Temporary grass and clover leys | Condition Assessment N/A | SBMCT assigns the condition data for this habitat. | Self-seeded arable / cropland, since active managed ceased <5 years ago. |
| **2** | Grassland: Modified grassland | Poor | **Criteria Passed** B, C, F, G **Criteria Failed** A, D, E | Representing amenity grassland habitats and habitats colonising from recent disturbance centrally and a small patch of infrequently managed grassland in the eastern part of the site. Subject to high levels of damage and overgrazing by tethered ponies. Entirely consistent with the 2023 assessment. |
| **3** | Sparsely vegetated land: Ruderal/ Ephemeral | Poor | **Criteria Passed** B, C **Criteria Failed** A | Small areas of unmanaged developing ruderals with low diversity and poor structure. Entirely consistent with the 2023 assessment. |

[3] https://www.gov.uk/government/publications/land-use-codes-rural-payments/land-use-codes

| | | | | |
|---|---|---|---|---|
| **4** | Heathland and shrub: Mixed scrub | Moderate | **Criteria Passed** A, C, D **Criteria Failed** B, E | Located in the western part of the site, representing largely self-set and planted scrub species. Entirely consistent with the 2023 assessment. |
| **5** | Woodland: Other woodland; broadleaved | Moderate | **Criteria Passed** <26 Condition Assessment 'point's scored but assessed 'moderate' on a highly precautionary basis | Located in the western part of the site. Retained under the proposals. Entirely consistent with the 2023 assessment. |
| **6** | Urban: Developed Land; sealed surface | N/A - Other | SBMCT assigns the condition data for this habitat. | Representing the existing access and associated hardstanding track. |
| **7** | Urban: Developed land; sealed surface | N/A - Other | SBMCT assigns the condition data for this habitat. | An existing pedestrian footpath extending through the on-site woodland and edge of the scrub. |
| **8** | Individual trees: Rural tree | Moderate | Passing up to four of the condition assessment criteria | Representing the individual trees of 'moderate size' within tree line TL1, which would be lost under the proposals and, therefore, the individual trees lost are factored into the assessment. |

* Essential criteria are underlined

3.3.3 Based on the extent, character, and assessed condition of the habitats within the site, the habitat area baseline is assessed to represent **44.51** Biodiversity Units.

## 3.4 Proposed / Post-intervention – On-site Habitat Creation and Enhancement

3.4.1 Details of the proposed post-intervention habitat creation and enhancement, along with a summary of their targeted conditions, is provided in the tables below.

**Table 3.2.** Proposed post-intervention habitat creation details.

| Ref | Habitat | Condition | Condition Assessment* | Description |
|---|---|---|---|---|
| **1** | Urban: Developed land; sealed surface | N/A - Other | SBMCT assigns the condition data for this habitat. | Comprising the new building(s). |
| **2** | Urban: Developed land; sealed surface | N/A - Other | SBMCT assigns the condition data for this habitat. | Comprising the new hardstanding / parking areas and walkways. |
| **3** | Urban: Introduced shrub | Condition Assessment N/A | SBMCT assigns the condition data for this habitat. | Proposed ornamental planting and shrubs associated with amenity areas. |

| | | | | |
|---|---|---|---|---|
| **4** | Urban: Sustainable drainage system | Moderate | **Criteria Targeted:** B, C, E1, E2 | Representing new, diverse surface water attenuation features, with beneficial ecological planting and maintenance. |
| **5** | Urban: Intensive green roof | Poor | **Criteria Targeted:** B, C, F | New small area of intensive green roof, condition assessed on a highly precautionary basis. |
| **6** | Grassland: Modified grassland | Poor | **Criteria Targeted:** A, B, C, F, G | Amenity Grassland comprising Emorsgate EM1 (or similar) located within open space areas. Condition assessed on a highly precautionary basis. |
| **7** | Grassland: Modified grassland | Moderate | **Criteria Targeted:** A, B, C, F, G | Comprising a diverse mix of native grass and herb species managed to create high-quality semi-natural habitats. Condition assessed on a highly precautionary basis. |
| **8** | Grassland: Other neutral grassland | Moderate | **Criteria Targeted:** A, B, C, D, E, | Comprising a diverse mix of native grass and herb species managed to create high-quality semi-natural habitats. Condition assessed on a highly precautionary basis. |
| **9** | Grassland: Other neutral grassland | Moderate | **Criteria Targeted:** A, B, C, D, E, | Comprising a diverse mix of native grass and herb species managed to create high-quality semi-natural habitats. Condition assessed on a highly precautionary basis. |
| **10** | Heathland and shrub: Mixed scrub | Moderate | **Criteria Targeted:** A, C, D | Proposed mixed native scrub areas largely located at the site's boundaries. Condition reduced on a highly precautionary basis. |
| **11** | Individual trees: Urban tree | Moderate | **Criteria Targeted:** A, B, D, F | Comprising 421 new small, native trees proposed within public open space areas. |

* Essential criteria are underlined

**Table 3.3.** Proposed post-intervention habitat enhancement details.

| Ref | Current Habitat and Condition | Enhanced Habitat and Condition | Condition Assessment* | Description |
|---|---|---|---|---|
| **2** | Grassland: Modified grassland – poor | Grassland: Modified grassland – moderate | **Additional Criteria Targeted:** A | Enhanced through preparation and over-seeding, positive ecological management to increase the species diversity / richness and improve the structure of the sward. Condition reduced on a precautionary basis. |

* Essential criteria are underlined

3.4.2 On the basis of the proposed habitat creation and enhancement works, in addition to the retention of existing habitats, the post-intervention habitat areas are assessed to provide **39.18** Biodiversity Units.

## 3.5 Baseline – On-site Hedgerows

3.5.1 The status of existing hedgerows present within the site, along with a summary of their condition as assessed at the time of survey, is detailed in the table below.

**Table 3.4.** Baseline hedgerow details.

| Ref | Habitat | Condition | Condition Assessment | Description |
|---|---|---|---|---|
| **TL1** | Line of trees | Moderate | **Criteria Passed:** A, B, E **Criteria Failed:** C, D | A short section of tree line located centrally within the site. |

3.5.2 Based in the extent, character, and assessed condition of the hedgerows within the site, the hedgerow baseline is assessed to represent **0.38** Biodiversity Units.

## 3.6 Proposed / Post-intervention – On-site Hedgerow Creation

3.6.1 Details of the proposed post-intervention hedgerow creation and enhancement, along with a summary of their targeted conditions, is provided within the table below.

**Table 3.5.** Proposed post-intervention hedgerow creation details.

| Ref | Habitat | Condition | Condition Assessment | Description |
|---|---|---|---|---|
| **HA** | Native Hedgerow | Poor | **Criteria Passed:** A1, A2, B1, B2 **Criteria Failed:** C1, C2, D1, D2 | New native hedgerow creation within the site, with the condition assessed on a highly precautionary basis. |

3.6.2 On the basis of the proposed hedgerow creation, the post-intervention hedgerows are assessed to provide **3.17** Biodiversity Units.

## 3.7 Baseline – On-site Watercourses

3.7.1 The status of existing qualifying watercourses present within the site, along with a summary of their condition as assessed at the time of survey, is detailed in the table below.

**The 'Ref' column should match the references shown within the SMBCT**

**Table 3.6.** Baseline watercourse details.

| Ref | Habitat | Condition | Condition Assessment | Description |
|---|---|---|---|---|
| **D1** | Ditches | Poor | **Criteria Passed:** C, D, E, G, H **Criteria Failed:** A, B, F, | Ditch entirely choked by Common Reed, likely to remain dry for much of the year. |
| **D2** | Ditches | Poor | **Criteria Passed:** C, D, E, G, H **Criteria Failed:** A, B, F, | Ditch entirely choked by Common Reed, likely to remain dry for much of the year. |

| | | | | |
|---|---|---|---|---|
| **D3** | Ditches | Poor | **Criteria Passed:** C, D, E, G, H **Criteria Failed:** A, B, F, | Ditch entirely choked by Common Reed, likely to remain dry for much of the year. |
| **D4** | Ditches | Poor | **Criteria Passed:** C, E, H **Criteria Failed:** A, B, D, F, G | A short section of ditch present within the on-site woodland. Entirely retained under the proposals. |
| **D5** | Ditches | Poor | **Criteria Passed:** C, D, E, G, H **Criteria Failed:** A, B, F, | Off-site ditch, entirely choked by Common Reed, likely to remain dry for much of the year. Entirely retained under the proposals. |

3.7.2 Based on the extent, character, and assessed condition of the watercourses within the site, the watercourse baseline is assessed to represent **5.67** Biodiversity Units.

## 3.8 Proposed / Post-intervention – On-site Watercourse Creation and Enhancement

3.8.1 Details of the proposed post-intervention watercourse creation and enhancement, along with a summary of their targeted conditions, is provided in the tables below.

**Table 3.7.** Proposed post-intervention watercourse creation details.

| Ref | Habitat | Condition | Condition Assessment | Description |
|---|---|---|---|---|
| **DA** | Ditches | Moderate | **Criteria Targeted:** A, C, D, E, G, H | New ditch within the northern extent of the site. |
| **DB** | Ditches | Poor | **Criteria Targeted:** A, C, D, E, G, H | New ditch created at the north-western extent of the site, with the condition assessed on a highly precautionary basis. |

**Table 3.8.** Proposed post-intervention watercourse enhancement details.

| Ref | Habitat | Condition | Condition Assessment | Description |
|---|---|---|---|---|
| **D1** | Ditch – poor | Ditch – poor | No additional condition criteria targeted | Enhanced through removing the extent of riparian zone encroachment to minor / minor. |
| **D5** | Ditch – poor | Ditch – poor | No additional condition criteria targeted | Enhanced through removing the extent of riparian zone encroachment to major / minor. |

3.8.2 On the basis of the proposed watercourse creation and enhancement works, in addition to the retention of existing watercourses, the post-intervention watercourses are assessed to provide **6.38** Biodiversity Units.

## 3.9 Trading Rules

3.9.1 'Trading Rules' are assessed as not being 'satisfied' under the proposals. This is not unexpected due to the calculated BNG 'loss' under the proposals.

## 3.10 Evaluation

3.10.1 A summary of the calculated net biodiversity gain or loss resulting from the proposals is provided in the table below.

**Table 3.9.** Summary of Biodiversity Net Grain or Losses.

| | Biodiversity Unit Change | Percentage Change | Unit Shortfall to Achieve 10% |
|---|---|---|---|
| **Habitat Areas** | -5.32 | -11.96% | 9.77 |
| **Hedgerows** | +2.79 | +726.78% | N/A |
| **Watercourses** | +0.71 | +12.52% | N/A |

3.10.2 The proposals present an opportunity to deliver additional ecological enhancements, including the provision of bat roost boxes, bird nesting boxes, and features designed to facilitate hedgehog connectivity. While these measures are not captured within the SBMCT, they are nonetheless expected to contribute positively to local biodiversity. As such, these enhancements should be taken into account when evaluating the broader ecological benefits of the proposals and the meaningful contributions they offer to faunal biodiversity.

3.10.3 In order to demonstrate 10% Biodiversity Net Gain that satisfies integral Trading Rules, required as part of the Statutory Biodiversity Net Gain Approach, the following additional Biodiversity Units would need to be delivered by the project:

- Habitat Areas. **9.77** additional Biodiversity Units would need to be secured, comprising any 'scoring' habitat type.

3.10.4 The current predicted deficit in Biodiversity Units, and Trading Rules compliance, could be readily addressed (prior to commencement of development works) in a number of ways, including:

- Securing additional land for biodiversity enhancement. This land and the proposed enhancements must be legally secured and subsequently registered with Natural England before being accessible to the project;
- By purchasing / securing off-site Biodiversity Units from a third-party / off-site unit provider that has already legally secured the land and associated enhancement proposals, and that is registered with Natural England; and
- By purchasing Statutory Biodiversity Credits from the Government' scheme. This should be viewed as a 'last resort' approach, due to the significantly elevated costs associated with its use.

3.10.5 Due to the delays associated with securing land and registering this with Natural England, and as Statutory Biodiversity Credits are to be used as a 'last resort', the most appropriate of these approaches to minimise delays would likely be to purchase off-site Biodiversity Units from a third-party provider, prior to commencement.

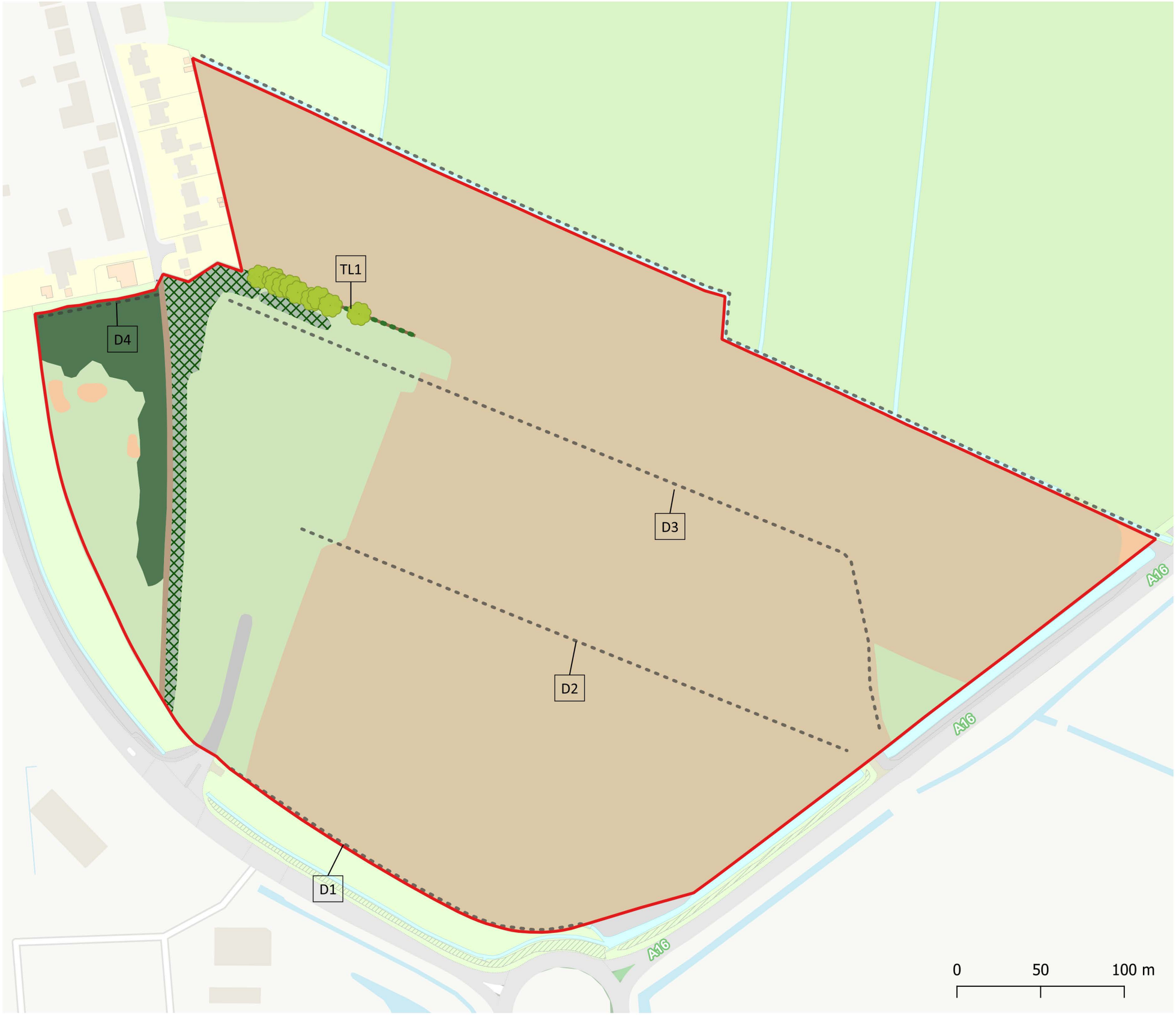
3.10.6 These approaches could be readily secured via a suitably worded planning condition or by relying on the wording of the Statutory Net Gain Condition.

# 4 Conclusions

4.1. Allied Ecology has undertaken a Biodiversity Net Gain Assessment (BNGA) of the proposals utilising the Statutory Biodiversity Metric Calculation Tool and associated Technical Supplements.

4.2. This assessment has established that the proposals are unable to demonstrate a 10% Biodiversity Net Gain, that satisfies relevant Trading Rule requirements for all required modules of the SBMCT and provides proportionate, achievable recommendations to achieve this.

4.3. Digital copies of the Statutory Biodiversity Metric Calculation Tool (SMBCT) and completed Condition Assessment Sheets can be provided upon request.




Key:

- Site Boundary
- Cropland: Cereal crops
- Grassland: Modified grassland
- Sparsely vegetated land: Ruderal /Ephemeral
- Woodland and forest: Other woodland; mixed
- Heathland and shrub: Mixed scrub
- Urban: Developed land; sealed surface
- Individual trees: Rural tree (x10 medium trees)
- Line of Trees
- Ditches

Lincs Gateway, Spalding, Lincolnshire, PE12 6FY

Baseline Habitats

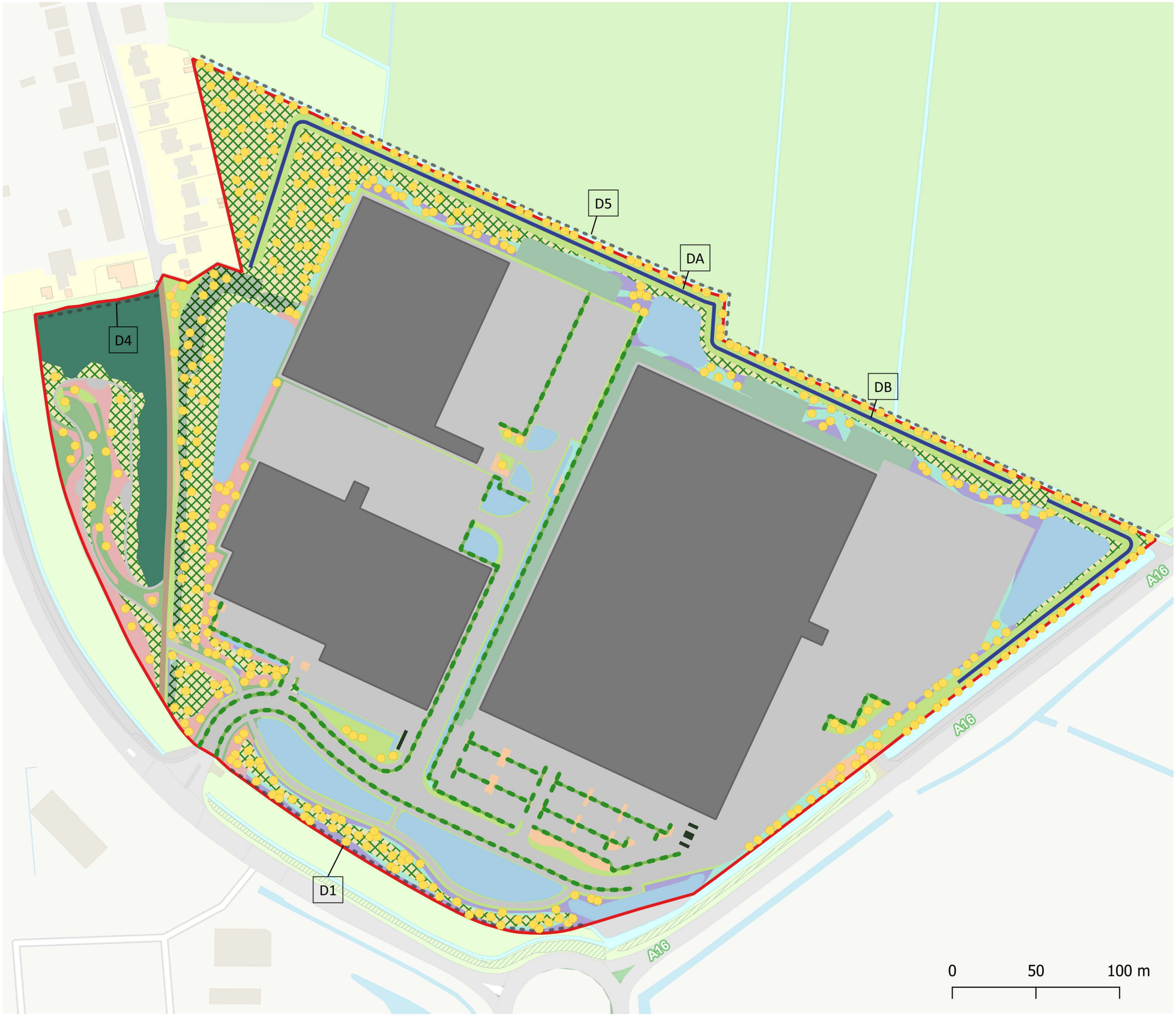
22075-BNGA1

March 2026

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Key:

Site Boundary

Retained Habitats:

- Woodland and forest: Other woodland; broadleaved
- Heathland and shrub: Mixed scrub
- Grassland: Modified grassland
- Urban: Developed land; sealed surface

Enhanced Habitats:

- Grassland: Modified grassland (moderate condition)

Newly Created Habitats:

- Urban: Developed land; sealed surface
- Urban: Developed land; sealed surface
- Urban: Introduced shrub
- Urban: Sustainable drainage system
- Urban: Intensive green roof
- Grassland: Modified grassland (poor condition)
- Grassland: Modified grassland (moderate condition)
- Grassland: Other neutral grassland (moderate condition)
- Grassland: Other neutral grassland (moderate condition)
- Heathland and shrub: Mixed scrub
- Individual trees: Urban tree
- Native hedgerow
- Ditches

Lincs Gateway, Spalding, Lincolnshire, PE12 6FY

Proposed Habitats

22075-BNGA2

March 2026

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## Headline Results

Scroll down for final results ⚠

| | | | | |
|---|---|---|---|---|
| On-site baseline | *Area habitat units* | 44.51 | | |
| | *Hedgerow units* | 0.38 | | |
| | *Watercourse units* | 5.67 | | |
| On-site post-intervention (Including habitat retention, creation & enhancement) | *Area habitat units* | 39.18 | | |
| | *Hedgerow units* | 3.17 | | |
| | *Watercourse units* | 6.38 | | |
| On-site net change (units & percentage) | *Area habitat units* | -5.32 | -11.96% | On-site net gain is less than target set ⚠ |
| | *Hedgerow units* | 2.79 | 726.78% | |
| | *Watercourse units* | 0.71 | 12.52% | |
| 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 | 0.00% | |
| | *Hedgerow units* | 0.00 | 0.00% | |
| | *Watercourse units* | 0.00 | 0.00% | |
| Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement) | *Area habitat units* | -5.32 | | |
| | *Hedgerow units* | 2.79 | | |
| | *Watercourse units* | 0.71 | | |
| 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* | -5.32 | |
| | *Hedgerow units* | 2.79 | |
| | *Watercourse units* | 0.71 | |
| Total net % change (Including all on-site & off-site habitat retention, creation & enhancement) | *Area habitat units* | -11.96% | Total net gain achieved is less than target set ▲ |
| | *Hedgerow units* | 726.78% | |
| | *Watercourse units* | 12.52% | |
| Trading rules satisfied? | No - Check Trading Summaries ▲ | | |

| Unit Type | Target | Baseline Units | Units Required | Unit Deficit | |
|---|---|---|---|---|---|
| *Area habitat units* | 10.00% | 44.51 | 48.96 | 9.77 | |
| *Hedgerow units* | 10.00% | 0.38 | 0.42 | 0.00 | No additional hedgerow units required to meet target ✓ |
| *Watercourse units* | 10.00% | 5.67 | 6.24 | 0.00 | No additional watercourse units required to meet target ✓ |

Input errors/rule breaks present in metric ▲

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