

Biodiversity Net Gain Assessment: Design Stage

October 2025

**Land at Mill Lane and
London Road, Hitchin**

Prepared by
CSA Environmental

On behalf of
Martin Grant Homes

Report No: CSA/3922/13

This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/3922/13	-	03/09/2025	AC	JW	
	A	27/10/2025	RT	AC	Updated to reflect client comments



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EXECUTIVE SUMMARY

Residential development is proposed at Land at Mill Lane and London Road, Hitchin. Planning permission is sought from North Hertfordshire District Council which will be subject to the Biodiversity Gain Condition in accordance with Schedule 14 of the Environment Act (2021).

CSA Environmental was instructed by Martin Grant Homes to undertake a 'Design Stage' Biodiversity Net Gain Assessment (BNGA) of the proposed development. The Statutory Biodiversity Metric Calculation Tool was used to determine pre- and post- development biodiversity values, and predict the net effect of the proposed development upon biodiversity.

Baseline habitats at the Site comprise neutral grassland with areas of scrub and ruderal, and small areas of woodland all of medium distinctiveness. No designations or irreplaceable habitats are found on Site.

Post-development habitats at the Site will comprise residential development and associated infrastructure, alongside retained vegetation, new landscaping and drainage features.

A net loss of biodiversity is predicted for the proposed development in respect of Habitat Units (-5.58 Habitat Units, -24.26%), with a gain of Hedgerow Units (2.32 Hedgerow Units, 44.37%). This is subject to retention and enhancement of on-site grassland, woodland and hedgerow habitats, in addition to habitat creation including SuDS basins and new native tree, thicket and hedgerow planting. An overall net gain in biodiversity of at least 10% will be achieved through off-site offsetting.

Subject to securing the above through relevant legal mechanisms the Biodiversity Gain Condition could be discharged following grant of consent through submission of a Biodiversity Gain Plan template as drafted herein.

To assist North Hertfordshire District Council in their consideration of BNG and the proposed development, relevant statements have been set out in Box 1 in respect of applicable BNG policy and legal requirements.

Box 1. Biodiversity Net Gain Statements
Planning permission sought for the development, if granted, would be subject to the Biodiversity Gain Condition as set out within Schedule 14 of the Environment Act (2021) given that planning permission is applied for after 12 February 2024.
The biodiversity value of on-site habitats set out herein relate to the date of the planning application and not an earlier date.
The biodiversity value of on-site habitats set out herein are not lower than on date of application.
On-site biodiversity gain proposed herein is significant based upon the following: Proposed habitats include those of medium distinctiveness comprising mixed scrub, individual trees and native hedgerow.
The Site does not contain irreplaceable habitat as defined under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024).
As set out herein measures have been taken in a step-wise fashion to: - First avoid adverse effects of the development upon on-site medium or higher distinctiveness habitat and, where they cannot be avoided, the mitigate these effects; - Taking an approach to first seek on-site habitat enhancement, then habitat creation - Where above cannot fully compensate, seek registered off-site gains - And finally, where off-site gains cannot be secured, seeking purchase of biodiversity credits

1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Martin Grant Homes and sets out the findings of a 'Design Stage' Biodiversity Net Gain (BNG) Assessment. Residential development is proposed at Land at Mill Lane and London Road, Hitchin (hereafter 'the Site'). This report details the predicted net effect of the proposed development upon biodiversity.
- 1.2 This report has been prepared with due consideration for the Chartered Institute of Ecology and Environmental Management's guidance for design stage reporting on Biodiversity Net Gain (CIEEM, 2021). The report also takes into account wider CIEEM best-practice guidance (2017 & 2018), Biodiversity Net Gain: Good Practice Principles for Development (Baker et al., 2019) and the Biodiversity: Code of Practice for Planning and Development, published by the British Standards Institute (BS 42020:2013).
- 1.3 The Site occupies an area of c. 3.38ha and comprises two fields of neutral grassland with areas of woodland, scrub, collapsed building, individual trees, and boundary hedgerows (see Habitats Plan in Appendix A). The Site is located around central grid reference TL 19070 27389, to the south-east of Hitchin.
- 1.4 This report should be read in conjunction with the Ecological Impact Assessment (EclA) (CSA/3922/12) prepared for the proposed development which provides full baseline habitat information upon which the post-development biodiversity value set out herein is based.
- 1.5 This 'Design Stage' BNG Assessment aims to:
 - Confirm whether planning permission sought for the development, if granted, would be subject to the Biodiversity Gain Condition as set out within the Environment Act (2021) [see Box 1].
 - Provide information about "...the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat". Furthermore, evidence is provided as to how the Biodiversity Gain Hierarchy, as set out in as set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024), has been applied.
 - Establish the following using the Statutory Biodiversity Metric Calculation, which uses habitat as a proxy for biodiversity and comprises three separate modules (Habitat Units, Hedgerow Units & Watercourse Units):
 - 'pre-development' (baseline) biodiversity value of the Site
 - 'post-development' (post-intervention) biodiversity value of the Site
 - Any off-site biodiversity values (baseline & post-intervention)

- Net effect of the proposed development
 - Whether relevant 'trading' rules and other controls have been accorded with
 - Whether the Biodiversity Gain Objective (10%) is met or not
 - State whether "...the biodiversity value of the on-site habitat will be lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') in which case the value is to be taken as immediately before the carrying on of the activities, and if degradation has taken place supporting evidence of this".
 - State whether any on-site biodiversity provision is 'significant' and if so, how the specific gains would be secured for 30 years, in accordance with Paragraph 9, Schedule 7A of the Town & Country Planning Act (1990).
 - Confirm the presence and location of any irreplaceable habitat at the Site, as set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024).
 - Clearly identify any assumptions made or deviation from the Statutory Biodiversity Metric Guidance.
 - Detail any legal frameworks for how Biodiversity Net Gain would be secured subject to grant of planning permission.
- 1.6 In accordance with the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations (2024) the following drawings have also been prepared:
- Baseline Habitats Plan (CSA/3922/120) provided in Appendix A
 - Proposed Habitats Plan (CSA/3922/131) provided in Appendix B
- 1.7 To assist the authority in their consideration of the application, a Draft Biodiversity Gain Plan is provided in Appendix C making use of the most recently published template. A final Biodiversity Gain Plan would be prepared to discharge the Biodiversity Gain Condition following the grant of any relevant consent.

2.0 PLANNING POLICY & LEGISLATION

2.1 The following legislation brings into force Schedule 14 of the Environment Act (2021), making Biodiversity Net Gain (BNG) a condition of planning permission in England from 12 February 2024:

- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024
- The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024
- The Biodiversity Gain Site Register Regulations 2024
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024
- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024

2.2 The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2024) sets out existing government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, paragraph 187, states that the planning system and planning policies should minimise impacts on and provide net gains for biodiversity.

2.3 Accompanying the NPPF, central government guidance on the implementation of planning policies is set out within online Planning Practice Guidance (PPG). That relating to the protection and enhancement of the Natural Environment was most recently updated in February 2024. The Natural Environment PPG addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. In particular, the PPG promotes the delivery of measurable Biodiversity Net Gain through the creation and enhancement of habitats alongside development.

2.4 The following policies from the North Hertfordshire Local Plan 2011-2031 (adopted 2022) make reference to biodiversity and the protection and enhancement of priority habitats and species:

Policy SP12: Green infrastructure, landscape, and biodiversity

"We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:

a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;

b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;

c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:

- Internationally designated sites*
- Nationally designated sites*
- Locally designated sites*
- Non-designated sites that include important habitats and species*

d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and

e) Protect other open spaces and support provision of new and improved open space."

Policy NE1: Strategic green infrastructure

"Planning permission will be granted provided that development:

a) Protects, conserves and where possible enhances the strategic green infrastructure network;

b) Avoids the loss, fragmentation, severance or negative impact on the function of the strategic green infrastructure network;

c) Creates new strategic green infrastructure where appropriate and is accompanied by a plan for its long-term maintenance and management; and

d) Has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the strategic green infrastructure network"

Policy NE4: Biodiversity and geological sites

"Planning permission will only be granted for development proposals that appropriately protect, enhance and manage biodiversity in accordance with the hierarchy and status of designations and features listed in Policy SP12.

All development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.

Applicants should, having regard to the status of any affected site(s) or feature(s):

a) Submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site; b) Demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to the hierarchy of protection below:

i. locating on an alternative site with a less harmful impact;

ii. providing adequate mitigation measures; or

iii. as a last resort compensated for.

The acceptability of approach(es) to avoidance, mitigation and compensation will be commensurate with the status of the asset(s) likely to be affected by the application; Compensation is unlikely to be an appropriate solution for proposals affecting nationally or internationally designated sites other than in the most exceptional circumstances.

c) Include appropriate measures to manage construction impacts by demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction;

d) Integrate appropriate buffers of complimentary habitat for designated sites and other connective features, wildlife habitats, priority habitats and species into the ecological mitigation and design. The appropriateness of any buffers will be considered having regard to the status of the relevant habitat. 12 metres of complimentary habitat should be provided around wildlife sites (locally designated sites and above), trees and hedgerows. It may be necessary to exceed this distance for fragile habitats such as ancient woodland or to provide appropriate root protection for mature trees; and

e) Provide a long-term management and monitoring plan including mitigation measures as necessary.

Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites."

3.0 METHODS

Biodiversity Calculations

- 3.1 The Statutory Biodiversity Metric (Defra, 2024) was used to determine baseline (pre-development) and post-intervention (post-development) biodiversity values, and to calculate the net effect of the development upon biodiversity. Specifically, the Statutory Biodiversity Metric Calculation Tool was populated and used to run all calculations present herein, and in accordance with the Statutory Metric User Guide (Defra, 2024).
- 3.2 The Statutory Biodiversity Metric uses habitat (vegetation and edaphic conditions) as a proxy for measuring biodiversity more widely. This reductive approach allows for the relative biodiversity 'value' of land to be calculated and expressed as transferrable 'Biodiversity Units'. The metric adopts the UK Habitat Classification (UK Hab; Butcher et al., 2023) system with some minor deviation.
- 3.3 The metric consists of a primarily 'Area' module which calculates 'Habitat Units' such as grassland, woodland and urban habitats, as well as two linear modules for 'Hedgerow Units' (including lines of trees) and 'Watercourse Units' (including rivers, canals and ditches). The separate Biodiversity Unit types cannot be converted between these modules and are addressed separately herein. For the purposes of this report watercourses modules were not populated given the absence of these linear features from the Site.
- 3.4 'Habitat trading' controls are integrated into the Statutory Metric to ensure any losses of habitat are mitigated or compensated for appropriately, in respect of conservation priorities and ecological functionality. Any deviation from habitat trading is cleared flagged within the Statutory Metric, and justifications, where necessary, are set out herein.
- 3.5 Any consideration of temporary impacts, those where habitats can be reinstated within 2 years of impacts as set out within the User Guide, are explained in full herein.
- 3.6 A Statutory Biodiversity Metric Calculation Tool has been prepared for the proposed development and is provided separately in full for interrogation by North Hertfordshire District Council, relevant consultees and stakeholders.
- 3.7 All metric calculations have been reviewed by Jamie Woollam CEcol MCIEEM who has completed numerous net gain assessments.

Baseline Habitats

- 3.8 The accompanying EclA report (CSA/3922/12) provides details of the UKHab survey undertaken at the Site on 17 July and 07 August 2025 including full survey methods.
- 3.9 Baseline (pre-development) habitat areas and linear measurements were taken from the Baseline Habitats Plan (Appendix A) prepared in mapping software Quantum Geographic Information Systems (QGIS). Mapping is based upon field survey, topographical survey, aerial photography and OS mapping to an accuracy of 10m²/0.001ha (polygons) and 5m (linear).

Habitat & Hedgerow Condition Assessment

- 3.10 An assessment of habitat and hedgerow condition was undertaken on 17 July and 07 August 2025 by Alexandra Cole MCIEEM (FISC Level 4) and Reva Tilbury, in accordance with the Statutory Metric User Guide (Defra, 2024). Published condition assessment templates have been completed and are provided in Appendix D alongside wider condition information.

Post-Development Habitats

- 3.11 Post-development habitat areas and linear measurements were taken from the Proposed Habitats Plan (Appendix B) prepared in mapping software QGIS. This plan is based upon the Development Framework Plan prepared by CSA Environmental (CSA/3922/122) on behalf of Martin Grant Homes, along with indicative landscape designs. Wider consideration of construction methods, future land-use and management were used to determine the extent of existing habitat loss/deterioration, retention/enhancement and creation which would occur-post development.
- 3.12 Professional judgement was required throughout the calculation process to ensure target habitats were reasonable, achievable and ecologically justified. Habitat condition for both enhanced and created habitats was assigned taking a precautionary approach and with consideration of biotic and operational phase conditions (i.e. those which may limit the extent to which 'good' condition is likely to be reached).

Strategic Significance

- 3.13 A desktop assessment was undertaken to determine relevant strategic significance multipliers for pre- and post-development habitats in accordance with Table 7 of the Statutory Metric User Guide (Defra, 2024) with particular consideration of Local Nature Recovery Strategies (LNRS).

Additionality & Wider Considerations

3.14 In accordance with the good practice principles as set out above, the following additional considerations have been given:

- Wider consideration of ecological functionality, with a qualitative ecological assessment presented herein
- Consideration of non-ecological stakeholders, such as end-users (e.g. residents) of the scheme and choices with regard to access and multi-functionality
- Identification of opportunities to deliver wider environmental gain (e.g. carbon sequestration, water quality and climate resilience) guiding habitat/design choices beyond certain ecological outcomes

Assumptions & Limitations

3.15 Effort has been taken to ensure mapping, and measurements taken from mapping, are accurate to the level stated. However, given the nature of habitats, methods of field survey and the potential for inaccuracies in aerial photography and some other mapping, there remain some potential for errors in the calculations presented herein.

3.16 Professional judgement and a precautionary approach are required to establish baseline and post-development scenarios to assess current habitat type and condition, and to predict future changes. Accordingly outcomes for habitats and biodiversity more widely may differ from those presented herein.

3.17 Specific assumptions with regard to certain existing and proposed habitats have been identified where relevant throughout the report.

4.0 BASELINE BIODIVERSITY

- 4.1 For full habitat descriptions and species lists, please refer to the EcIA (CSA/3922/12) with baseline habitats illustrated on the Habitats Plan (Appendix A). Appendix D sets out full details of habitat condition assessment including completed standard templates.

Strategic Significance

- 4.2 There is a draft published Local Nature Recovery Strategy (LNRS) for Hertfordshire which has been reviewed in respect of assigning significant strategic significance.
- 4.3 Given a draft LNRS has been published and in line with the Statutory Biodiversity Metric User Guide, all baseline Habitat Units are assigned as 'Low' strategic significance.

Baseline Biodiversity Units

- 4.4 A summary of the on-site habitat areas and baseline Biodiversity Units, as calculated using the accompanying Statutory Biodiversity Metric are set out in Table 1 below. These include Habitat and Hedgerow Units.

Table 1. Summary of On-site Baseline Biodiversity Units

HABITATS		
Habitat Type	Area (ha)	Habitat Units
Other neutral grassland (poor)	2.46	9.84
Other woodland; broadleaved (poor)	0.90	7.20
Individual trees	0.613	5.97
Artificial unvegetated, unsealed surface	0.02	0.00
Total	3.38	23.01
HEDGEROWS		
Hedgerow Type	Length (km)	Hedgerow Units
Native hedgerow	0.195	1.17
Native hedgerow with trees	0.11	1.32
Native hedgerow with trees – associated with bank or ditch	0.15	2.70
Non-native and ornamental hedgerow	0.044	0.04
Total	0.50	5.23

*Area measurements attributed to 'individual trees' are not included in the total area as trees oversail other habitats.

- 4.5 With the exception of a small area of artificial unvegetated, unsealed surface, the entirety of the Site comprises habitats of medium distinctiveness. Hedgerows mostly comprise low to medium distinctiveness (61%) native hedgerows, with short stretches of native hedgerow with trees, associated with a bank (3%) and non-native and ornamental hedgerow (0.09%).

5.0 POST-INTERVENTION BIODIVERSITY

- 5.1 The proposed development comprises the construction of up to 41 dwellings with associated private gardens, access infrastructure, Sustainable Drainage System (SuDS) features and Public Open Space.
- 5.2 The proposed scheme was subject to an iterative design process with the following specific aims and advice provided in accordance with the Biodiversity Gain Hierarchy:
- Avoid entirely direct losses or deterioration of woodlands W1 and W3, alongside individual mature trees at the Site, through retention within areas of open space
 - Minimise necessary losses of woodlands W2 and W4
 - Minimise necessary losses of hedgerows H1 for vehicular and pedestrian access
 - Enhancement of retained grassland habitats in the west of the Site
- 5.3 Post-intervention habitats are illustrated on the Proposed Habitats Plan in Appendix B. This drawing is based upon development parameters set out within Development Framework Plan and Landscape Strategy Plan prepared by CSA Environmental (CSA/3922/122 & 125). The following assumptions have been made with regard to these plans in line with the Statutory Metric User Guide (Defra, 2024) and professional judgement taking a precautionary approach where necessary:
- Residential development parcels are assumed to comprise 70% dwellings and built form, with 30% private gardens and incidental open space, netting out spine roads
 - All individual trees are assumed to be 'small' in size, and in poor condition for 'urban'/street contexts and moderate condition for 'rural' contexts
- 5.4 On-site habitat retention, enhancement and creation set out below would be secured through control of detailed development/landscape design, a Habitat Management & Monitoring Plan (HMMP) and appropriate application of a planning condition or legal agreement.

Habitat Retention & Enhancement

- 5.5 Approximately 53% of area habitats at the Site will be lost to development, comprising woodland, scrub and grassland, with the majority of linear habitats retained. The following habitats will be retained and enhanced, where practicable:
- 0.94ha of other neutral grassland within F1 and F2 will be retained and enhanced through improved management
 - 0.6ha of other broadleaved woodland will be retained and enhanced through improved management

- Hedgerows H1-H6 will be retained with the exception of some small losses for access, and subject to favourable long-term management
- 5.6 As set out within the accompanying EclA the retention of these habitats will require protections during construction and in operation through the following:
- Tree protection measures in line with standard arboricultural practice (BS5837: 2012)
 - Construction Environmental Management Plan, to include standard pollution control measures to be implemented during construction
 - Landscape and Ecology Management Plan

Habitat Creation

- 5.7 As part of the proposed development a range of habitats will be created including residential dwellings and associated infrastructure, vegetated gardens and incidental greenspace, and new landscaping within areas of open space including a SuDS basin and native thicket planting.

Strategic Significance

- 5.8 An equivalent approach to strategic significance as been taken for post-intervention Biodiversity Units as for baseline units above, reviewing the draft LNRS, with all habitats having 'low' strategic significance.

Significant On-site Gain

- 5.9 The following proposed habitat enhancement and creation proposals are likely to be considered 'significant' by North Hertfordshire District Council:
- Creation of habitats of medium distinctiveness, including other mixed scrub, individual trees and native hedgerow
- 5.10 In accordance with Paragraph 9, Schedule 7A of the Town & Country Planning Act (1990) these habitats contributing to significant on-site gains require additional mechanisms to secure their creation/enhancement and management over 30-years, such as through an appropriate planning condition and/or legal agreement in accordance with an on-site HMMP.

6.0 NET EFFECT ON BIODIVERSITY

Biodiversity Units

- 6.1 The net effect on biodiversity as a result of the proposed development is set out within the accompanying Statutory Biodiversity Metric and summarised below in Tables 2A and 2B.

Table 2A. Net Effect on Biodiversity: Habitat Units

	Habitat Units	% Change
On-site baseline	23.01	
On-site post-intervention	17.43	
On-site net change	-5.58	-24.26%
Total net change	-5.58	-24.26%
<i>Trading Rules Not Satisfied</i>		

Table 2B. Net Effect on Biodiversity: Hedgerow Units

	Hedgerow Units	% Change
On-site baseline	5.23	
On-site post-intervention	7.56	
On-site net change	+2.32	+44.37%
Total net change	+2.32	+44.37%
<i>Trading Rules Satisfied</i>		

- 6.2 It is demonstrated that the proposed development will result in a net gain in excess of 10% for Hedgerow Units. However, the proposed development will also result in a net loss of -5.58 Habitat Units (-24.26%).

7.0 MANAGEMENT & MONITORING

7.1 Full details of management and monitoring for delivery of on-site biodiversity gains will be provided within a Habitat Monitoring and Management Plan (HMMP) for a 30-year period. This HMMP will include the following principal elements:

- Establishment and management of the following 'significant' biodiversity gains and retained habitats:
 - Native thicket planting (mixed scrub) within areas of open space
 - Individual tree planting
 - Hedgerows
 - Retention and improved management of grassland and woodland
- Adaptive management options
- Monitoring regime and reporting process
- Roles and responsibilities
- Processes to ensure remedial measures can be undertaken in the event that target habitat or condition is not achieved

8.0 SUMMARY & CONCLUSIONS

- 8.1 Planning permission sought for the proposed development will be subject to the Biodiversity Gain Condition in accordance with Schedule 14 of the Environment Act (2021).
- 8.2 As set out herein, a net gain in biodiversity in excess of 10% is predicted as a result of the proposed development with regard to Hedgerow Units, based upon provision of significant on-site gains. A net loss in biodiversity is predicted for Habitat Units, with trading not being met for Hedgerow or Habitat Units. The Statutory Biodiversity Metric Calculation Tool was used to calculate the following outcomes:
- -5.58 Habitat Unit gain or -24.26%
 - +2.32 Hedgerow Unit gain or +44.37%
 - Trading rules not satisfied for habitats
- 8.3 Following any grant of planning permission an application to discharge the Biodiversity Gain Condition would be submitted completing the Biodiversity Gain Plan provided in draft in Appendix C.
- 8.4 On-site significant biodiversity gain would be secured through an appropriate legal mechanism (as such planning condition) subject to an on-site HMMP for a 30-year period. An overall net gain in biodiversity of at least 10% will be achieved through off-site offsetting, to be secured through a relevant legal mechanism.

9.0 REFERENCES

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Appendix A

Baseline Habitats Plan



- Site boundary
- Other neutral grassland with tall herbs (g3c 16)
- Other neutral grassland (g3c)
- Other woodland-broadleaved (w1g)
- Blackthorn scrub (h3a)
- Bramble scrub (h3d)
- Mixed scrub (h3h)
- Buildings (u1b5)
- Hedgerows (h2)
- Hedgerows (Priority Habitat) (h2a)
- Trees and groups of trees



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Project	Land at Mill Lane and London Road, Hitchin	Date	August 2025	Drawing No.	CSA/3922/120
Drawing Title	Habitats Plan	Scale	A3@1:1250	Rev	A
Client	Taylor Wimpey UK Limited	Drawn	RT	Checked	JW

Appendix B

Proposed Habitats Plan



- Site boundary
- Other neutral grassland (g3c)
- Modified grassland (g4)
- Sustainable drainage system
- Other woodland-broadleaved (w1g)
- Mixed scrub (h3h)
- Developed land, sealed surface (u1b)
- Development parcels: 70% developed land, sealed surface (u1b); 30% vegetated garden (u1)
- Retained hedgerows (h2)
- Proposed hedgerows (h2)
- Proposed hedgerow with a bank (h2)
- Retained trees and tree groups

c.12 urban and c.20 rural trees are additionally proposed within the development parcels and open space respectively.



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Project	Land at Mill Lane and London Road, Hitchin	Date	October 2025	Drawing No.	CSA/3922/131
Drawing Title	Proposed Habitats Plan	Scale	A3@1:1250	Rev	A
Client	Taylor Wimpey UK Limited	Drawn	RT	Checked	AC

Appendix C

Draft Biodiversity Gain Plan

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

1.2 Planning application reference number

1.3 Local planning authority (LPA)

North Hertfordshire District Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Land at Mill Lane and London Road, Hitchin

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

The proposed development is for the conversion of two fields of grassland, scrub, and woodland to residential development with associated open space.

2. Developer details

2.1 Applicant name

2.2 Company name

Martin Grant Homes

2.3 Address

2.4 Email address

2.5 Telephone number

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

2.8 Date

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

3.2 Company name

3.3 Address

3.4 Email address

3.5 Telephone number

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met the guidance on ‘what counts towards your BNG’?

[Find out what you can count towards a development’s BNG](#)

All habitats included within BNG are for enhancing actions, rather than mitigation or compensation.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you’ve taken on site, including to avoid or minimise the impact on irreplaceable habitats.

The mitigation hierarchy has been followed, with existing habitats on-site retained as far as practicable and buffered by open space. No irreplaceable habitats are present on-site.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☒ Yes

☐ No

4.6 How will you achieve the target net gain percentage?

☐ On-site

☐ Off-site

☒ Both

4.7 Are any of your on-site enhancements considered ‘significant’?

[Find out what counts as a significant on-site enhancement.](#)

☒ Yes

☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

Proposed habitats include those of medium distinctiveness comprising mixed scrub, individual trees and native hedgerow.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

7.88

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

The biodiversity gain hierarchy has been followed to ensure that habitats of medium or higher distinctiveness are retained on-site as far as possible, with mitigation of loss of habitats through creation of on-site habitats and off-site offsetting.

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

NA

4.12 Do you have a habitat management and monitoring plan?

☐ Yes

☒ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

3922_Statutory_Metric + Hedgerows

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

3922_Habitat Condition Assessments

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

3922_120_A_Habitats Plan 2025

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

3922_131_Proposed Habitats Plan

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

23.01

Number of hedgerow biodiversity units

5.23

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

17.43

Number of hedgerow biodiversity units

7.56

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

-5.58

Area habitat biodiversity units % change

-24.26

Hedgerow biodiversity units

2.32

Hedgerow biodiversity units % change

44.37

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

Trading met

High

Trading met

Medium

Trading not met habitat units

Low

Trading met

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No

Appendix D

Habitat & Hedgerow Condition Assessments

Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No									
Number of criteria passed		2	2									
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓										
Acid grassland types (Result out of 5 criteria)												
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)											
Passes 2 or fewer criteria	Poor (1)											
Non-acid grassland types (Result out of 6 criteria)												
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)											
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	✓	✓									
Suggested enhancement interventions to improve condition score												
Notes												
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).												

H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	2	3	3	3							
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	2	2	2							
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	2	1	3							
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	1	1	1							
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3	3	3	3							
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	2	2	2							
Total Score (out of a possible 39)					29	32	29	32							
Condition Assessment Result			Condition Assessment Score		Result Achieved										
Total score >32 (33 to 39)			Good (3)												
Total score 26 to 32			Moderate (2)		x	x	x	x							
Total score <26 (13 to 25)			Poor (1)												
Suggested enhancement interventions to improve condition score															

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. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>													
Habitat Description													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.													
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location		On-site; Land at Mill Lane and London Road, Hitchin	Survey date and Surveyor name		17/07/2025 and 07/08/2025 Alex Cole and Revae Tilbury								
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			T31 V. large	T40 Medium	T42 Large	T43 Medium	T44 Small	T45 Small	T48 V. large	T49 Large		T50 Large	T51 Medium
			Grid reference										
Condition Assessment Criteria			M	SM	EM	SM	SM	Y	M	M		M	SM
			Criterion passed (Yes or No)									Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
C	The tree is mature (or more than 50% within the block are mature) ¹ .		Yes	No	No	No	No	No	Yes	Yes	Yes	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		Yes	No	No	No	No	No	Yes	Yes	Yes	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Number of criteria passed			6	4	4	4	4	4	6	6	6	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)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													

Suggested enhancement interventions to improve condition score ²

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.															
Habitat Description															
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.															
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
On-site or off-site, site name and location		On-site; Land at Mill Lane and London Road, Hitchin		Survey date and Surveyor name		17/07/2025 and 07/08/2025 Alex Cole and Revae Tilbury									
				Survey reference (if relating to a wider survey)											
Limitations (if applicable)				Habitat parcel reference											
				T52 Large	T58 Mediu m		G15 Small	G16 Small	G17 Small	G21 Small	G23 Small				
				Grid reference											
Condition Assessment Criteria				EM	EM		8 Y	8 Y	10 Y	20 EM	13 Y			Notes (such as justification)	
				Criterion passed (Yes or No)											
A	The tree is a native species (or at least 70% within the block are native species).	Yes	No		Yes	Yes	Yes	Yes	Yes						
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes		Yes	Yes	Yes	Yes	Yes						
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No		No	No	No	No	No						
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes		Yes	Yes	Yes	Yes	Yes						
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Yes		No	No	Yes	No	No						
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes		Yes	Yes	Yes	Yes	Yes						
Number of criteria passed		4	4		4	4	5	4	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)													
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.															

Suggested enhancement interventions to improve condition score ²

Condition sheet: HEDGEROW Habitat Types																
Habitat Type																
Native hedgerow																
Native hedgerow - associated with bank or ditch																
Native hedgerow with trees																
Native hedgerow with trees - associated with bank or ditch																
Species-rich native hedgerow																
Species-rich native hedgerow - associated with bank or ditch																
Species-rich native hedgerow with trees																
Species-rich native hedgerow with trees - associated with bank or ditch																
Habitat Description																
ukhab – UK Habitat Classification																
On-site or off-site, site name and location		On-site; Land at Mill Lane and London Road, Hitchin		Survey date and Surveyor name		17/07/2025 and 07/08/2025 Alex Cole and Revae Tilbury										
Limitations (if applicable)				Survey reference (if relating to a wider survey)												
Condition Assessment Details																
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the ‘favourable condition’ criteria.																
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.																
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.																
Hedgerow favourable condition attributes																
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for ‘favourable condition’		Criteria description		Habitat parcel reference										
						H1	H2	H3	H4		H6	H7				
						Grid reference										
Core groups - applicable to all hedgerow types						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).	Yes	Yes	Yes	Yes		Yes	Yes						
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).	Yes	Yes	Yes	Yes		Yes	Yes						
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).	Yes	Yes	Yes	Yes		Yes	No						

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).	Yes	Yes	Yes	Yes		Yes	Yes					
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.	Yes	Yes	Yes	Yes		Yes	Yes					
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.	No	No	No	No		No	Yes					
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 .	No	Yes	Yes	Yes		Yes	Yes					
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).	Yes	Yes	Yes	Yes		Yes	Yes					
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.	Yes	Yes	n/a	n/a		n/a	Yes					
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.	Yes	Yes	n/a	n/a		n/a	Yes					
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.															
Condition categories for hedgerows without trees								Score achieved							
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 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).			2											
Poor	More than 4 failures in total; OR Fails all attributes in more than one functional group			1											

Poor	Fails a total of more than 4 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:			Good: H3 H4 H6						
Condition categories for hedgerows with trees			Score achieved						
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 Does not fail both attributes 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:			Good: H1 H2 H7						
Suggested enhancement interventions to improve condition score									



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