



Biodiversity Net Gain Assessment

Dower House, Hitchin Road, Preston, Hitchin, Hertfordshire, SG4 7TZ

Sat Lally

Status	Issue	Name	Date
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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Sat Lally to undertake a Biodiversity Net Gain (BNG) Assessment at Dower House, Hitchin Road, Preston, Hitchin, Hertfordshire, SG4 7TZ (hereafter referred to as “the site”). The assessment was required to inform a planning application with North Hertfordshire District Council for the construction of a new residential dwelling with associated parking, gardens, and swimming pool (hereafter referred to as “the proposed development”).

Areas of Habitat

The baseline habitat value of the site is 4.21 units, comprising 4.21 units of other neutral grassland. The post development habitat value of the site is 0.43 units, comprising the creation of 0.35 units of vegetated garden, 0.09 units of other green roof and buildings (no value), hardstanding (no value), and gravel ‘zen garden’ (no value). This results in a net change in biodiversity of **-89.68%**.

Hedgerows

The baseline hedgerow value of the site is zero units, as no hedgerows or other linear features are present within the on-site baseline. The post development habitat value of the site is 0.7 units, comprising the creation of 0.03 units of non-native ornamental hedgerow and 0.04 units of line of trees. This results in an automatic net change in biodiversity of **100%**.

Table 1. BNG net change summary

Unit Type	Baseline Units	Units Required to Meet Target	Post Development Units	Net Loss/Gain	Unit Deficit
Habitat Units	4.21	4.63	0.43	-89.68%	4.19
Linear Units	N/A	N/A	0.01	+100%	N/A
Watercourse Units	N/A	N/A	N/A	N/A	N/A

The proposed development is therefore not anticipated to surpass the minimum target of 10% biodiversity net gain and is thus not compliant with legislation (Environment Act 2012). To achieve the target of 10% biodiversity net gain, offsite enhancements or the purchase of credits should be explored. A total of 04.19 habitat units are required. Under the current proposals the trading rules have not been met. To satisfy the trading rules, offsite enhancements or the purchase of credits should be explored. A total of 4.21 units of medium distinctiveness habitat are required. As the units required to satisfy the trading rules are greater than the units required to meet the 10% biodiversity net gain, a total of 4.21 units (as required for the trading rules) will be required.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Sat Lally to undertake a Biodiversity Net Gain (BNG) Assessment at Dower House, Hitchin Road, Preston, Hitchin, Hertfordshire, SG4 7TZ (hereafter referred to as “the site”). The assessment was required to inform a planning application with North Hertfordshire District Council for the construction of a new residential dwelling with associated parking, gardens, and swimming pool (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

This report should be read in conjunction with the following documents:

- Defra Statutory Biodiversity Metric – Dower House, SG4 7TZ – v1 – 24-07-24
- Preliminary Ecological Assessment – Dower House, SG4 7TZ – v1 – 24-07-24

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference TL 1823 2518 and has an area of approximately 0.4ha comprising a derelict walled garden, out of use for many years but suspected to have provisioned fruit and vegetables to the adjacent Dower House, adjacent, and the Grade I listed Temple Dinsley manor house. Across the road to the northwest lies the ancient Wain Wood SSSI and the site itself forms part of a large area of parkland. There is a small area of wooded pasture adjacent to the garden's southeastern boundary, beyond which, ~90m southeast is a further larger block of woodland fragmented from it by a substantial acreage of semi-improved grassland spread across the surrounding Princess Helena College grounds undulating topography. The site is located in a rural context on the outskirts of the village of Preston, Hitchin, ~300m north-east of the main residential area within the village. The surrounding landscape is one of mixed agriculture (predominantly pasture) with hedgerows and treelines providing habitat connectivity between woodlands. Several areas of scattered broadleaved and mixed woodland are located to the east and west. Further south, ~1300m, there is a larger area of woodland which forms the Hitchwood Country Park. Within the wider landscape, London Luton Airport is situated ~6km south-west and the A1 is situated ~3.8km east. The site is located on slightly acid loamy and clayey soils with impeded drainage. A site location plan is provided in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The Environment Act (2021) states biodiversity net gain is mandatory for sites over 0.5ha as of February 2024. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2021). The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses. The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by the Preliminary Ecological Appraisal (Arbtech Consulting Ltd, 2022). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The Preliminary Ecological Appraisal classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the North Hertfordshire Local Plan 2011-2031

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the development plan which is included in Appendix 1. A post development habitat plan is provided in Appendix 4.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the development plan.

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Biodiversity Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value
- Function within the landscape
- Any site or habitat allocations under the North Hertfordshire Local Plan 2011-2031

2.3 Limitations

There were not considered to be any limitations to the assessment.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition and strategic significance. A full condition assessment for each habitat (where relevant) is provided in Appendix 5a.

Table 1: Baseline Biodiversity Value

Baseline Biodiversity Value				
Area Based Habitats (A-1)				
Habitat	Area/Length	Description	Condition Assessment	Strategic Significance
Grassland: Other neutral grassland	0.478ha	The site comprises an area of grassland which has formed within the abandoned wall garden on freely draining lime-rich loamy soils overlying chalk. There are some calcareous grassland indicators present including musk thistle and (weaker indicator) great mullein however the community visible at the time of survey is dominated by ruderals and widespread neutral indicators.	Moderate: Passes 4/6 criteria, including essential criterion A. Assessed using the 'Grassland High Distinctiveness' condition assessment.	Moderate Strategic Significance Location ecologically desirable but not in local strategy (provides a habitat corridor or steppingstone between pockets of woodland).

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5b, which is based on the assumption that a 30-year management plan will be implemented for the site. The proposed development will result in the loss of other neutral grassland.

Table 2: Post Development Biodiversity Value

Post Development Biodiversity Value					
Area Based Habitats					
Created (A-2)	Habitat	Area/Length	Description	Condition Assessment	Strategic Significance
	Urban: Developed land; sealed surface	0.028ha	Creation of new residential dwelling and car port.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	Urban: Artificial unvegetated; unsealed surface	0.008ha	A created area of gravel 'zen garden' within the gardens of the dwelling.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	Urban: Vegetated garden	0.179ha	Creation of lawn, ornamental flower beds and vegetable patches surrounding the new dwelling.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	Urban: Developed land; sealed surface	0.218ha	Created area of hardstanding patio, parking and swimming pool.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	Urban: Other green roof	0.046ha	Created wildflower meadow green roof atop the main dwelling.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

Created (B-2)	Linear Based Habitats				
	Non-native and ornamental hedgerow	0.031km Of which: H1: 0.007km H2: 0.024km	Created hornbeam hedging along southwest boundary around the entrance to the site, providing sheiling to the dwelling.	Automatically considered as poor condition within the statutory metric.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	Line of trees	0.024km Of which: LOT1: 0.012km LOT2: 0.012km	Two created lines of hornbeam trees along north boundary providing sheiling to the dwelling.	Poor: passes 2/5 criteria. Assessed using the 'Line of Trees' condition assessment sheet.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Statutory Biodiversity Metric – Dower House, SG4 7TZ – v1 – 24-07-24. The headline results are presented in Appendix 6.

Areas of Habitat

The baseline habitat value of the site is 4.21 units, comprising 4.21 units of other neutral grassland. The post development habitat value of the site is 0.43 units, comprising the creation of 0.35 units of vegetated garden, 0.09 units of other green roof and buildings, hardstanding, and gravel 'zen garden' (no value). This results in a net change in biodiversity of **-89.68%**.

Hedgerows

The baseline hedgerow value of the site is zero units, as no hedgerows or other linear features are present within the on-site baseline. The post development habitat value of the site is 0.7 units, comprising the creation of 0.03 units of non-native ornamental hedgerow and 0.04 units of line of trees. This results in an automatic net change in biodiversity of **100%**.

4.0 Recommendations to Deliver BNG

4.1 Discussion

The current proposed plan results in a **89.68%** net loss in habitat units and a **100%** net gain in hedgerow units. This is less than the 10% target of biodiversity net gain and therefore not compliant with current legislation (Environment Act 2021) and current planning policies (National: National Planning Policy Framework, 2023; Local: The North Hertfordshire Local Plan 2011-2031)

Based on the proposed plans, it is unlikely that net gain will be achieved on site without significant changes to the proposals. As such a financial contribution to off-site ecological enhancements within an approved scheme is required to make up the 10% net gain for area-based habitat units.

In order to achieve a 10% biodiversity net gain, a minimum area-based unit score of 4.19 (baseline unit score of 4.21 + 10% of this value) will need to be achieved. In order to calculate the required financial contribution to offset the loss in biodiversity, a payment relative to gaining an additional 4.19 area-based biodiversity units will be required. This is calculated by subtracting the current post-development unit score from the minimum unit score required to achieve a 10% net gain in biodiversity: $4.63 - 0.43 = 4.19$. To satisfy the trading rules, 4.21 units of medium distinctiveness habitat will be required. As this is greater than the units required to meet the 10% biodiversity net gain, a total of 4.21 units of medium distinctiveness habitat will be required to meeting the 10% biodiversity net gain and the trading rules.

4.2 Landscaping

To maximise the biodiversity value of the site itself, the following alterations to the current landscaping proposals could be considered:

- Retention of as much other neutral grassland as possible on site, and enhancement from moderate to good condition.
- Planting of trees within retained areas of other neutral grassland.

Should these alterations be incorporated this BNG Assessment will need to be updated to accurately reflect the change in biodiversity value of the site pre- and post-development.

4.3 Biodiversity Offsetting

If the trading rules cannot be satisfied by amendment of the landscaping plans, the deficit will need to be delivered in a suitable offsite location i.e. biodiversity offsetting.

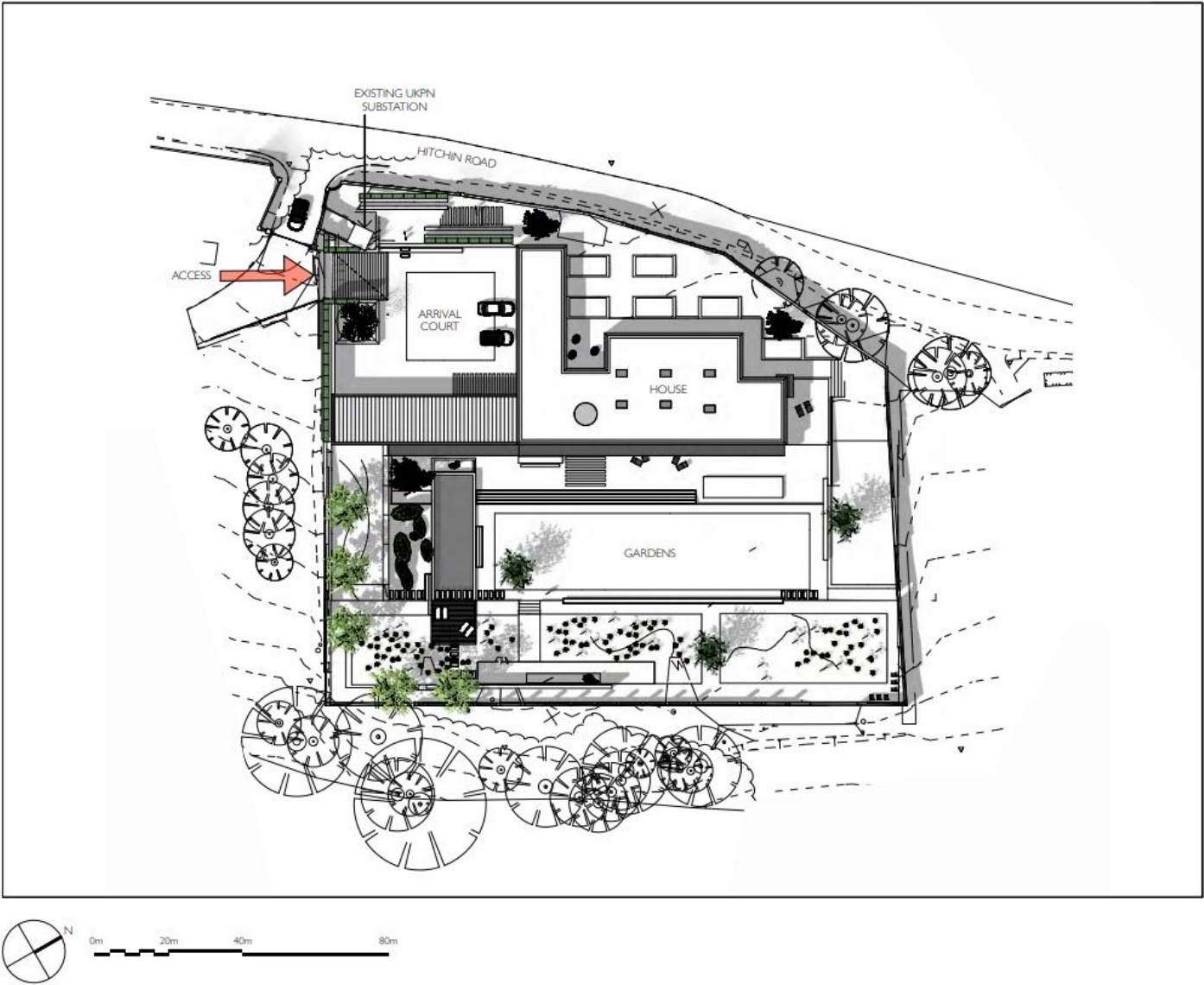
According to the Defra Statutory Biodiversity Metric an additional 4.19 habitat units are required to meet the trading rules. The mechanism for securing this off-setting will need to be proposed to, and confirmed by the LPA e.g., purchasing conservation credits through a registered provider, habitat creation directly through the client owned or LPA offered land or a financial contribution towards another provider such as a local nature reserve or park. As well as the creation of new habitats, this should also secure the management of the proposed habitats to help achieve the desired condition for at least 30 years. This would be linked to the application through a planning obligation Section 106 (S106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG. An ecology survey of the baseline habitat of any off-site land will be required to inform the baseline conditions of any land subject to off-site compensation measures.

- The costs of BNG compensation using statutory credits have been issued by the government as outlined here: <https://www.gov.uk/guidance/statutory-biodiversity-credit-prices>.
- Statutory prices are not guideline prices for biodiversity units sold in the off-site private market. Credit prices are set high to ensure they do not compete with the development of the private market.
- These units may be cheaper to source in the local third party BNG unit market, or in collaboration with the LPA.
- If you buy statutory credits, a 'spatial risk multiplier' (SRM) will apply, which doubles the number of statutory credits you need.

5.0 Bibliography

- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit.
http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- Natural England (2023). The Statutory Biodiversity Metric (JP039).
- Natural England (2023). The Statutory Biodiversity Metric User Guide (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 1 - Condition Assessment Sheets and Methodology (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

Appendix 1: Proposed Development Plan



Notes:
Do not scale from this drawing, except for the purposes of planning. Refer to dimension information where shown.
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Drawing Revision Information:		
Rev:	Date:	Description:
A	03.11.23	PV array added to roof
B	16.11.23	General arrangement reconfigured
C	07.12.23	Topographical survey added
D	18.12.23	Changes to GA at both levels
E	12.06.24	DRAFT PLANNING DRAWING
F	12.07.24	Landscape updated

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Project / Address: WALLED GARDEN, PRESTON, HERTS	
Drawing Title: SITE MASTERPLAN	
Date: JULY 2024	Scale @ A3 1:500
Drawn By: -	Checked By: MB
Drawing Number: AL(0)010	Revision: F
Drawing Status: PLANNING	RIBA Stage: STAGE 2+

Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan



Appendix 5a: Habitat Condition Assessment Sheets - Baseline

Other Neutral Grassland Condition Assessment (or other medium-high distinctiveness grass)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	The parcel represents a good example of its habitat type
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.	Yes	Sward height is varied across habitat
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	Bare ground is more than 5%
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%.	Yes	Less an 20% cover of bracken
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	No	Bare ground due to vehicle access
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnotes 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving good condition for non-acid grassland types only.	Yes	More than 10 species per m ²
Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)		Yes	
Number of criteria passed		4	
Condition Assessment Result		Condition Assessment Score	
Condition Assessment Result		Score Achieved x/√	
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)	
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Appendix 5b: Habitat Condition Assessment Sheets - Proposed

Line of Trees Condition Assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	Hornbeam trees
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Continuous canopy
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	No	No veteran feature expected
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	No	Less than 6m naturally-vegetated strip each side of the trees
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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.	Yes	No evidence of an adverse impact on tree health
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	

Appendix 6: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-3.77		
	Hedgerow units	0.07		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-89.68%	Total net gain achieved is less than target set ▲	
	Hedgerow units	N/A	0 baseline units - % cannot be calculated	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	4.21	4.63	4.19
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓