



**Biodiversity Net Gain Assessment for Proposed
Development on land at Reed House, Jackson Lane,
Reed, Hertfordshire, SG8 8AB to Inform a Planning
Application**

FINAL REPORT

For
Mr David Tait
Reed House
Jackson Lane
Reed
Hertfordshire
SG8 8AB

Hayley Farnell
BSc (Hons) MSc MCIEEM

Darren Frost
BSc (Hons) CEnv MCIEEM CBiol MRSB

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On behalf of
© Cambridge Ecology
Hilton House
37 Hilton Street
Over
Cambridge
CB24 5PU

Telephone: +44 (0)1954 231239
Fax: +44 (0)1954231093
E-mail: info@cambridgeecology.com

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To achieve the study objectives stated in this report, we were required to base our conclusions on the best information available during the period of the investigation and within the limits prescribed by our client in the agreement.

No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information. Thus, we cannot guarantee that the investigations completely defined the degree or extent of e.g. species abundances or habitat management efficacy described in the report.

This report is only valid for external use in its final issued version.

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0 NON-EXECUTIVE SUMMARY

- 0.1 Cambridge Ecology Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) assessment for a proposed development of a site on land at and adjacent to Reed House, Jackson Lane, Reed, Hertfordshire, SG8 8AB (Grid Reference TL 36377 36487) to inform a planning application for the Site.
- 0.2 This report aims to present the results of a BNG assessment and associated calculation for the Site using The Statutory Biodiversity Metric Calculation Tool (Defra 2024) and, explain the reasoning behind the figures calculated, and provide a discussion on the results obtained.
- 0.3 Using The Biodiversity Metric Calculation Tool and based on the existing Site and proposed development and landscaping, the development is calculated to result in a total net change of **-26.40% habitat area units and 21.66% hedgerow units**. Post-development landscaping includes:
- Creation of 0.16ha of other neutral grassland
 - Creation of 0.09ha of sustainable urban drainage system.
 - Creation of 100m of new "native hedgerow"
 - Creation of 120mm of new "native hedgerow with trees."
 - Planting of 7 new native trees to a moderate condition.
- 0.4 The deficit in habitat units will be offset by the purchase of units from an offsite provider.

1 INTRODUCTION

Background

- 1.1 Cambridge Ecology Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) assessment for a proposed development of a site at and adjacent to Reed House, Jackson Lane, Reed, Hertfordshire, SG8 8AB (Grid Reference TL 36377 36487) to inform a planning application for the Site.
- 1.2 It was understood that a BNG calculation has been requested by the Local Planning Authority (LPA) to accompany the planning application for the Site.
- 1.3 This report presents the results of the BNG Biodiversity Metric Calculation Tool. Figures 4.1 and 4.2 in this report represent the "onsite baseline map" and "onsite post-intervention map", on which the information used to populate the Biodiversity Metric Calculation Tool is presented.
- 1.4 In addition, a separate ecology survey and Preliminary Ecological Assessment (PEA) report was produced for the Site detailing the results of a survey into the potential presence of protected species carried out by Cambridge Ecology in October 2023 (Cambridge Ecology 2023).

Development Description

- 1.5 The Site is located along the northern part of Reed village, Hertfordshire, approximately 4km to the south of the Royston. The centre of the development site was located at grid reference TL 36377 36487.
- 1.6 The development site is bordered to the east by a public footpath through dense scrub and trees. To the north, the Site is bordered by The Joint Road, beyond which is arable land. To the south is located Reed House with mature gardens and trees. To the west is grazing pasture trees and paddocks.
- 1.7 The Site is within the curtilage of Reed House there were no buildings within the development Site. Habitats within the development site comprised amenity grassland (extensively managed lawns), introduced shrubs (mature gardens), mature trees, and hedgerows.
- 1.8 Figure 1.1 shows the location and layout of the existing Site.
- 1.9 The proposed development at the Site would involve the construction of 14 new residential dwellings, with associated landscaping, gardening, parking and infrastructure.
- 1.10 Figure 1.2 shows the proposed layout as a result of the proposed development.

Aim and Objectives

- 1.11 This report aims to present the results of a BNG assessment and associated calculation for the Site using The Statutory Biodiversity Metric, explain the reasoning behind the figures calculated and provide a discussion of the results obtained.
- 1.12 To achieve this aim, the report has the following objectives:

- To complete a BNG metric calculation for both onsite habitats (and, where necessary, proposed offsite mitigation areas), to determine the overall net loss/gain in habitat value from the proposed development according to the metric;
- to outline the existing habitats, both onsite (and offsite where applicable), that will be impacted by the works and to explain the condition assessment for each habitat parcel;
- to confirm the habitats proposed on Site relevant to the BNG calculation and discuss the reasoning behind the condition value that could be achieved;
- where an overall net gain is identified, and all trading rules have been met, the result is provided to demonstrate the biodiversity benefit of the site proposals;
- where an overall net loss is identified, and/or trading rules have not been met for the Site, to determine what additional habitat provision, be it onsite or offsite, could be provided to achieve the desired BNG outcome if it is determined that the planning application is likely to be refused due to the BNG results.

Glossary

- 1.13 The following terms are used in relation to BNG and are based on the terminology and descriptions used in the User Guide and Technical Supplement for the Biodiversity Metric.

Baseline value	The pre-development biodiversity value comprised of all habitats within the red-line boundary.
Condition	This prescribed process is carried out by assessing several criteria, as defined in the habitat condition assessment worksheets in the Technical Supplement for the Biodiversity Metric. The criteria are habitat-specific and are assessed as being either Good, Moderate or Poor.
Distinctiveness	In the Biodiversity Metric, habitats are assigned to distinctiveness bands based on the following criteria: • The total remaining amount of this habitat type in England (rarity) • Proportion of habitat protected in a Site of Special Scientific Interest (SSSI) (where less of this habitat type is protected in SSSI's, it is considered of higher distinctiveness) • UK Priority Habitat Status (Priority Habitats are generally classed as High or Very High distinctiveness) • European Red List Categories. Each habitat type is classified in the metric as Low, Medium, High or Very High distinctiveness.
Post development value	The post-development biodiversity value of the onsite habitat is the projected value of the onsite habitat at the time the development is completed. This value can only be accepted if the applicant can demonstrate that the gain will be maintained for at least 30 years. This is through one of three options: a planning condition, a planning obligation or a conservation covenant.

Trading rules	The metric includes rules in relation to the replacement of an existing habitat with a new habitat. These are termed trading rules whereby the replacement of lost habitat should be on a 'like for like' or 'like for better' basis in terms of distinctiveness, condition, and total units. The plan should include new or restored habitats that aim to achieve a higher distinctiveness and/or condition than the habitat to be lost.
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2 THE POLICY AND LEGISLATION BACKGROUND

National Planning Policy Framework

2.1 The government policy for England on biodiversity is covered under the National Planning Policy Framework (NPPF, 2021 as amended), which includes multiple mentions of the requirement for a measurable net gain (highlighted in the following extracts below):

- Para 174: 'Planning policies and decisions should contribute to and enhance the natural and local environment by...minimising impacts on and providing net gains for biodiversity, including by establishing ecological networks that are more resilient to current and future pressures...'
- Para 179b: 'To protect and enhance biodiversity and geodiversity, plans should...promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'
- Para 180d: '...when determining planning applications...opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.'

The Environment Act 2021

2.2 The Environment Act (2021) requires all development schemes in England to deliver a mandatory 10% biodiversity net gain to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Key parts of the Environment Act 2021 which relate to biodiversity net gain and its delivery are Part 6, Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(1), 14(2) and 15.

3 METHODS

Determining Habitats on Site and Areas to be Impacted

Existing Onsite Habitats

- 3.1 The Site was visited on the **23rd of October 2023** to map the existing habitats and record the current condition of habitats. The habitats have not changed significantly, as confirmed during the arboricultural survey undertaken in May 2024.
- 3.2 Only habitats on the landholding were available to survey.
- 3.3 A fine scale minimum measurable unit (MMU) of 10m² was selected as the Site was small enough for the most detailed mapping to be feasible.
- 3.4 Habitats were assigned according to the UK Habitat Classification Habitat Definitions 2.0 (UKHab 2023) and using the guidance of the UK Habitat Classification User Manual (Butcher et al., 2023). Level four classification was achieved where appropriate and possible. The extent of area-based habitats was defined (represented by polygons in GIS). The metric includes three broad categories of habitats and biodiversity units for which scores are calculated differently:
 - Area habitats (such as grasslands, woodlands and ponds)
 - Linear hedgerows and lines of trees
 - Linear rivers and ditches
- 3.5 Given the very limited nature/footprint of the Site, no linear rivers/ditches were present on the Site, so they were therefore not included on either the baseline or the post development proposals.
- 3.6 Distinctiveness and condition scores were assigned to habitats based on the results of the UKHabs habitat classification survey and guidance in the Biodiversity Metric User Guide and Technical Supplement (including the Condition Assessment Sheets for each habitat type).
- 3.7 A UKHab habitat plan was then produced of the existing habitats on Site in QGIS and is provided in Figure 4.1. The areas of the existing habitats were then determined by measuring the areas in QGIS.
- 3.8 Botanical nomenclature follows that of the 4th edition of the 'New Flora of the British Isles' (Stace, 2019). Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act (WCA) 1981), notable (GB/England Red Listed, Section 41), or invasive species listed on Schedule 9 of the WCA 1981. Plants recorded during the survey are provided in Appendix 1.
- 3.9 The DAFOR scale was used to define the relative abundance of species. The scale is shown in Table 3.1. It is important to note that where a species is described as rare, this description refers to its relative abundance within the Site and is not a description of its rarity at a county, regional or national level.

Table 3.1: DAFOR scale

DAFOR code	Relative abundance
D	Dominant
A	Abundant
F	Frequent
O	Occasional
R	Rare

3.10 Condition assessment of the habitats was undertaken using the Biodiversity Metric Habitat Condition Assessment Sheets.

3.11 However, due to the nature of the habitats on Site, some habitats present were exempt from requiring habitat condition assessments and therefore, these were not carried out.

Proposed Onsite Habitats

3.12 The areas of proposed onsite habitats were based on those calculated in QGIS after georeferencing plans provided by the client, as well as area figures provided by the client as follows:

- 4703-1 Ratcliff topographical and level survey - existing
- S1017-PL22.P1 Master Plan Layout - proposed
- S1017-PL22.P11 Arboricultural Impact Assessment

Biodiversity Metric Calculation

3.13 The Site and proposed development meet the criteria necessary to use the Standard Site Metric (Statutory Biodiversity Calculation Tool) and associated guidance. That is, the overall size of the Site is approximately 1,4700m² (1.47ha), and the proposed development would involve the construction of more than 10 houses on a site of greater than 1 ha.

Ecological Constraints

3.14 The UK Habitat Survey was carried out in October at the end of the optimal period for such surveys. The survey was carried out in October at the end of the optimal season (April-October) for UKHabitat surveys. However, due to the nature of the Site and the fact that a previous survey had been carried out during the optimal period, it was considered that the habitats identified were representative of those that were present and would not be significantly different if the survey had been carried out at a different time of year. It is, however likely that the plant species list would be higher if additional survey visits had been carried out during other months, but this would not have changed the classification of the habitats identified.

3.15 The type and areas of habitats retained, enhanced or created takes into account other ecological constraints on the Site, as described in the Ecology and Preliminary Ecological Appraisal carried out in October 2023 (Cambridge Ecology, 2023).

3.16 That report has identified there were no signs of protected species at the Site and that no protected species or habitats would be affected by the proposed development (Cambridge Ecology, 2023). However, it was recognised that the Site could support nesting birds and foraging and commuting bats. Recommendations have been made

that would be expected to enhance the Site for biodiversity, especially protected. These measures would not be expected to affect the results of the Biodiversity Metric calculation adversely.

4 RESULTS

Existing Habitats on Site

- 4.1 The Site is currently within the curtilage of Reed House and is maintained as a lawn and ornamental hedgerows. The Biodiversity Metrics user guide describes gardens as follows:

A private garden is a garden within the curtilage of a privately owned or tenanted dwelling house. Private gardens can contain important features for biodiversity, including mature trees and hedgerows.

- 4.2 Therefore, the baseline is treated as that within a private garden, and the user guide states the following regarding trees within gardens:

Record all medium, large and very large individual trees within private gardens.

- 4.3 The tree schedule, topographic mapping, Arboricultural Impact Assessment (AIA) plan (S1017-PL22P11) and master plan (S1017-PL22.P1) have been used to identify which medium, large or very large trees are to be retained and lost with the development. It is noted that there are some discrepancies shown between the AIA and masterplan on trees to be retained. The retained trees as shown on the master plan, are considered to represent the post-development habitat.

- 4.4 All small trees (those with a DBH of greater than 7.5 cm and less than or equal to 30 cm) have been scoped out of the baseline habitat section of the Biodiversity Metric in accordance with the above, as stated in the user guide. The trees included within the baseline are presented in Figure 4.1.

- 4.5 Some trees have been grouped in the AIA tree schedule and plan. In these instances, the topographical survey was used to calculate the size of the individual trees in the group. This was done by dividing the circumference of the trunk (detailed on the topo plan) by 3.14 (Pi) to get the diameter.

- 4.6 The tree helper on the 'main menu' worksheet within the Biodiversity Metric was used to calculate the area coverage of the trees in accordance with the user guide.

- 4.7 The Biodiversity Metric user guide states that rows of non-native or ornamental trees should be recorded as 'non-native; ornamental hedge', not rows of trees or individual trees. The information provided in the AIA tree schedule has been used to identify the hedgerows and lines of trees within the red-line boundary. The IDs used within the AIA have been used within the Biodiversity Metric to maintain consistency between the labelling conventions.

Trees within overgrown non-native and ornamental hedges (for example, leylandii) should not be classified as individual trees or as lines of trees. Record these as non-native ornamental hedges within the hedgerow module.

- 4.8 Table 4.1 below shows the habitats considered present on the Site at the time of the survey visit in October 2023 (see Figure 4.1), the area of each habitat/habitat parcel, the assigned condition level and characteristics contributing to the assigned condition.

- 4.9 Note that although some of the habitats were present in separate parcels, they were sufficiently similar in condition as well as proximity that they were considered as single parcels for BNG purposes.

Table 4.1: Existing Area Habitats and Condition Scores

Metric Row	Figure 4.1 UKHab Reference	Habitat Type	Area (ha)	Condition	Condition Scoring Comments
1	g4	Modified Grassland	1.45	Poor	A large area of amenity grassland lawn.
2	u1b6	Developed land; sealed surface	0.02	N/A - Other	An area of hardstanding at an entrance located along the northern boundary.
3	-	Individual trees – 2 medium (retained) (T50 and T51)	0.0326	Poor	Pass 2 criteria
4	-	Individual trees – 12 medium (retained) (No number on the northwest corner, 1 in G07, T06, T32, T38, T41, T42, T43, T52, T54, T58, T61)	0.1954	Moderate	Pass 3 or 4 of the criteria.
5	-	Individual trees 2 medium (lost) (T22, T28)	0.0326	Poor	Pass 2 Criteria
6	-	Individual trees – 8 medium (lost) (T04, T05, T07, T25, T39, T40, T53, T55)	0.1303	Medium	Pass 3 or 4 of the criteria
7	-	Individual trees – 1 medium (lost) (T24)	0.0163	Good	Passes 5 of the criteria.
Hedge number	Figure 4.1 UKHab Reference	Habitat Type	Length (km)	Condition	Condition Scoring Comments
G08	H2b	Non-native and ornamental hedgerow (retained)	0.07	Poor	Fixed condition within the metric.
G11	33	Line of trees (retained)	0.015	Moderate	Passes 3 of the criteria
H02	H2b	Non-native and ornamental hedgerow	0.037	Poor	Fixed condition within the metric.
H03	H2b	Non-native and ornamental hedgerow	0.068	Poor	Fixed condition within the metric.
H04	H2b	Non-native and ornamental hedgerow	0.033	Poor	Fixed condition within the metric.
H05	H2b	Non-native and ornamental hedgerow	0.12	Poor	Fixed condition within the metric.
H06	H2b	Non-native and ornamental hedgerow	0.036	Poor	Fixed condition within the metric.
H07	H2b	Native hedgerow with trees (retained)	0.106	Moderate	Metric score of 2 for hedgerow with trees.

Metric Row	Figure 4.1 UKHab Reference	Habitat Type	Area (ha)	Condition	Condition Scoring Comments
H08	H2b	Non-native ornamental hedgerow (retained)	0.074	Poor	Fixed condition within the metric.
H09	H2b	Non-native ornamental hedgerow	0.012	Poor	Fixed condition within the metric.

Proposed Habitats on Site

Habitats to be Retained as Existing

- 4.10 The habitats to be retained as existing are highlighted in Table 4.1, as can be seen in the BNG calculation for the Site.

Habitats to be Enhanced onsite

- 4.11 None of the habitats are to be enhanced with the proposed development.

Hedgerows to be enhanced

- 4.12 None of the hedgerows are to be enhanced with the proposed development.

Habitats to be Created on Site

- 4.13 The area habitats to be created on Site and the expected conditions achieved in the mature habitats are shown in Table 4.2 below.

Table 4.2: Habitats to be Enhanced/Created and Site and Conditions Achieved

Habitat	Area (ha/km as appropriate)	Expected Condition	Comments on Condition
Developed land; sealed surface	0.53	N/A	-
Sustainable Urban Drainage	0.07	Moderate	Created as part of the drainage system for the Site
Vegetated Garden	0.64	N/A	-
Other Neutral Grassland	0.17	Moderate	Seeded grassland created in areas outside of the private gardens
Urban Tree	0.9	Moderate	<u>6</u> new native trees to be planted outside of private gardens (and so the only ones that can be counted within the metric)
Native hedgerow	0.1km	Poor	Planting of native hedgerow along the southern boundary of the Site.
Native hedgerow with trees	0.1km	Poor	Planting of a native hedgerow with trees along the northern boundary of the Site. This would replace H05.

Other Neutral Grassland to be created

- 4.14 The other neutral grassland has been set to a moderate condition as is achievable when the following are included within the design and management scheme :
- A minimum of 9 native plant species (grasses, sedges and wildflowers) per square metre on average, created or enhanced through,
 - soil testing to check habitat will be on neutral, low fertility soils, informing the grassland design and species suitability
 - sowing a species-rich, native grassland seed mix with wildflowers, or by spreading green hay from a local donor site providing appropriate species for the location.
 - Wildflowers (and may include sedges) growing over at least 20% of the habitat area.
 - Less than 30% of grassland is covered by perennial ryegrass *Lolium perenne* and white clover *Trifolium pratense* combined.
 - A diverse range of native grasses and wildflower species managed to prevent the more dominant 'species to avoid' taking over the grassland.
 - Less than 5% scrub and less than 20% bracken cover.
 - Free from invasive non-native plant species as listed on Schedule 9 of the Wildlife and Countryside Act (1981).
 - Protection from physical damage so that bare ground and other signs of damage (e.g. excessive littering) covers below 5% of the total area. Grassland subject to excessive damage through regular footfall, such as in car parks or in front of building entrances, is unlikely to achieve this habitat type.

Sustainable Urban Drainage System to be created

- 4.15 The SUDs have been set to a moderate condition as is achievable when the following are included within the design and management scheme :
- Includes different plant species that flower at different times of the year, providing nectar sources for a range of insects and other invertebrates. Plant species offer flowers for wildlife over most of the year and are appropriate according to size and type of SuDS.
 - Mostly of native species.
 - Where non-native plant species are present, they are not harmful^a to wildlife. The planting mix would exclude invasive non-native species (INNS). If INNS are present, they cover less than 5% of the total area.
 - ^aExamples of harmful plants include species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) or those listed by the local planning authority as invasive species. The GB Non-native Species Information Portal (GBNNSIP) portal has information for INNS.

Urban Trees

- 4.16** In accordance with the guidelines, all new trees counted within the habitat creation are entered as small. Only trees planted outside of residential properties have been counted as individual trees. For the trees to achieve a moderate condition as estimated by the biodiversity net gain condition, they must pass at least 3 of the criteria re-created in Table 4.3. The first two and fourth criteria will be assumed to be met when new native trees are planted with a residential scheme.

Table 4.3 - Condition Criteria for Trees

Condition Assessment Criteria
The tree is a native species (or at least 70% within the block are native species).
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of the total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).
The tree is mature (or more than 50% within the block are mature).
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 the expected canopy for their age range and height.
Natural ecological niches for vertebrates and invertebrates are present, such as the presence of deadwood, cavities, ivy or loose bark.
More than 20% of the tree canopy area is oversailing vegetation beneath.

Hedgerows to be created

- 4.17** A new native hedgerow will be planted along the southern boundaries of the Site, and the total length will be 100m. The hedgerow will comprise species that are characteristic of the region and suitable for the soil type and conditions found at the Site. It is recognised that the creation of a native species-rich hedgerow would provide a recognisable benefit to biodiversity. The condition has been set to poor as this is most likely for a hedge within a residential development.
- 4.18** A new native hedgerow with trees will replace the non-native ornamental hedge (H05) along the northern boundary of the Site. The condition has been set to poor as this is most likely for a hedge within a residential development.

Vegetated Gardens to be created

- 4.19** The largest area of habitat to be created would be the 0.69ha of vegetated garden associated with the new residential properties at the Site.

Metric Calculation and Discussion

Biodiversity Net Gain Calculation

- 4.20 With the Site as currently designed, the proposals will result in a net loss in area habitat units of -26.40%. There will be a net gain in hedgerow on Site of 21.66%.

Trading Rules

- 4.21 The loss of habitat units is mainly attributable to the loss of existing trees within the Site. The only way to satisfy the trading rules would be to replace the lost trees with new trees. In accordance with the user guide, new trees can only be entered as small. It is calculated that approximately 150 new trees would need to be planted to achieve a net gain whilst meeting the trading rules.

Securing the Biodiversity Net Gain

- 4.22 A habitat creation and management plan would make up the pre-commencement condition, which would secure the creation of habitats within the Site.
- 4.23 It is not possible to plant 150 trees on the Site outside of private gardens. Therefore, the net gain will have to be secured through the purchase of offsite habitat units.

5 KEY POINTS AND FINDINGS

- 4.1 Measured using the statutory Biodiversity Metric calculation, with the proposed post-development Site as currently designed (as shown in Figure 4.2), there will be an overall net loss in habitat units and a net gain in hedgerow units.
- 4.2 In addition, recommendations made in the Ecological Survey and Preliminary Ecological Assessment Report (Cambridge Ecology, 2023) indicated that features, such as bird nest boxes, bat boxes, and Hedgehog passes and boxes, which would benefit protected species would also be added as part of the development.
- 4.3 If planning permission is approved, a pre-commencement condition would secure the habitat creation and management plan for the proposed onsite habitats and the purchase of offsite units, which are required to meet the net gain in habitat units.

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7 FIGURES

Figure 1.1: Existing layout of the Site at Reed House, Jackson Lane, Reed, Hertfordshire, SG8 8AB

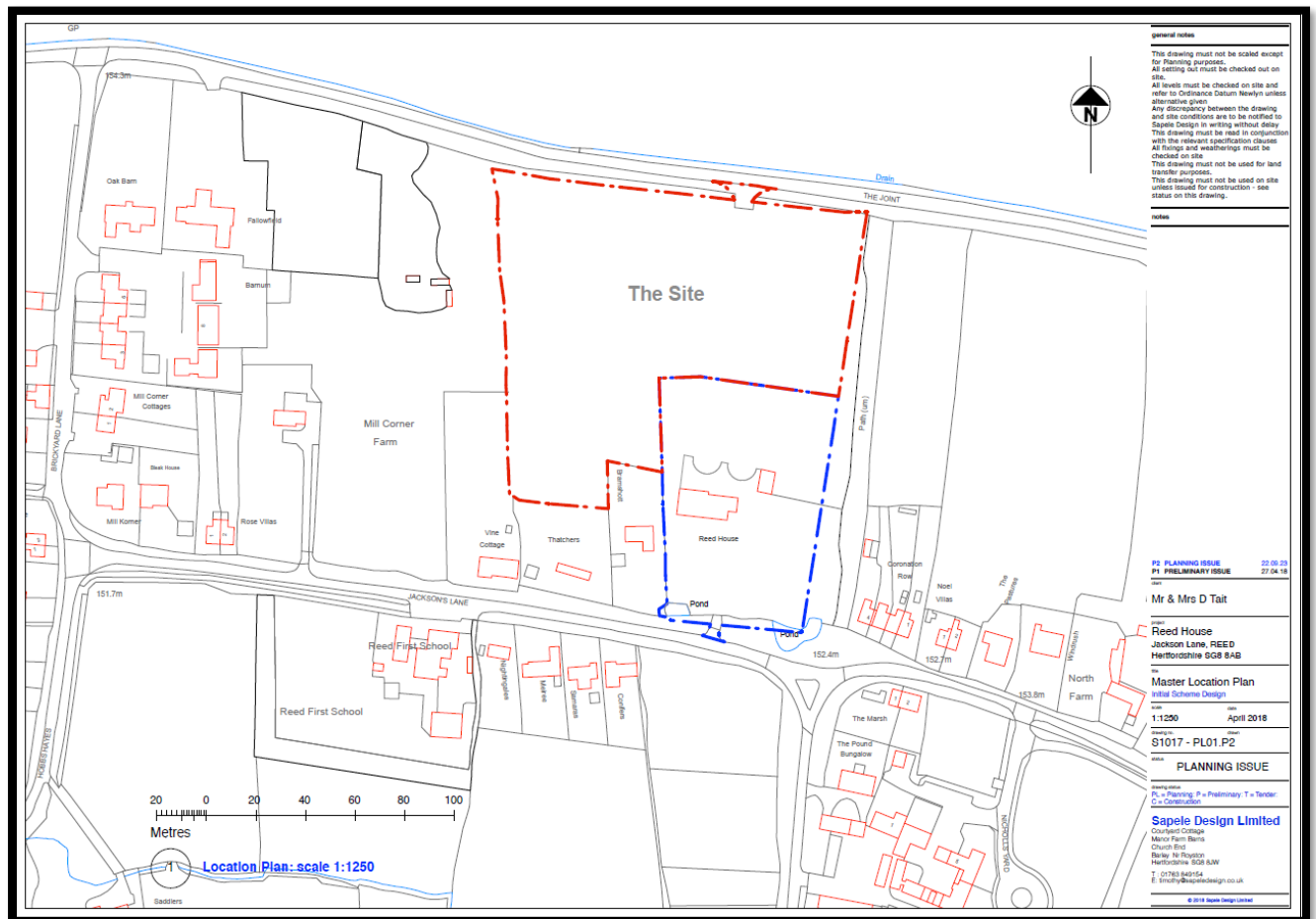


Figure 1.2: Layout of the proposed development on Site at Reed House, Jackson Lane, Reed, Hertfordshire, SG8 8AB.



Figure 4.1: Indicative Plan of the Existing UK Habitat Classification Habitats on Site at Reed House, Jackson Lane, Reed, Hertfordshire, SG8 8AB



Figure 4.2: Indicative Plan of the Proposed Layout of the UK Classification Habitats on Site at Reed House, Jackson Lane, Reed, Hertfordshire, SG8 8AB



8 APPENDICES

Appendix 1: UK Habitat Survey Species List

- 8.1 The list of plant species given for each habitat represents those recorded at the time of the survey. It is intended to be sufficient to enable a general habitat classification to be established. These records are not intended to constitute a full botanical survey of the Site. The relative abundance uses the DAFOR scale, as detailed in Table 3.1.

g4: Modified Grassland

Common Name	Systematic Name	Relative Abundance
Perennial Rye-grass	<i>Lolium perenne</i>	D
Greater Plantain	<i>Plantago major</i>	O
Cock's Foot	<i>Dactylis glomerata</i>	A
Clover	<i>Trifolium sp.</i>	O
Field speedwell	<i>Veronica persica</i>	O
Dandelion	<i>Taraxacum officinale</i>	F
Daisy sp.	<i>Bellis sp.</i>	F
Ribwort Plantain	<i>Plantago lanceolata</i>	O
Creeping Buttercup	<i>Ranunculus repens</i>	O
Common Mouse-ear	<i>Cerastium fontanum</i>	O
Ground Ivy	<i>Glechoma hederacea</i>	O
Small-flowered Cranesbill	<i>Geranium pusillum</i>	O
Stinging Nettle	<i>Urtica dioica</i>	D
Broad-leaved Dock	<i>Rumex obtusifolius</i>	A
Bramble	<i>Rubus fruticosus</i>	O
Creeping Thistle	<i>Cirsium vulgare</i>	O
Cleavers	<i>Galium aparine</i>	O
Cow Parsley	<i>Anthriscus sylvestris</i>	O
Meadow Grasses	<i>Poa sp.</i>	A

h2a6: Native Hedgerow

Common Name	Systematic Name	Relative Abundance
Hawthorn	<i>Crataegus monogyna</i>	F
Elderberry	<i>Sambucus nigra</i>	O
Crab Apple	<i>Malus sylvestris</i>	R
Dog Rose	<i>Rosa canina</i>	O
Blackthorn	<i>Prunus spinosa</i>	O
Bramble	<i>Rubus fruticosus</i>	O
Elm	<i>Ulmus sp.</i>	O
Field Maple	<i>Acer campestre</i>	F

h2b: Non-Native Hedgerow

Common Name	Systematic Name	Relative Abundance
Laurel	<i>Laurus nobilis</i>	O
Leylandii	<i>Cupressus × leylandii</i>	A

Individual Urban Tree/ w1g6 Line of Trees

Common Name	Systematic Name	Relative Abundance
Bird Cherry	<i>Prunus padus</i>	O
Holly	<i>Ilex aquifolium</i>	O
Ash	<i>Fraxinus excelsior</i>	F
Pedunculate Oak	<i>Quercus robur</i>	O
Silver Birch	<i>Fraxinus excelsior</i>	O
Field Maple	<i>Acer campestre</i>	F
Leylandii	<i>Cupressus × leylandii</i>	A
Poplar	<i>Populus sp.</i>	O
Scot's Pine	<i>Pinus sylvestris</i>	R
Weeping Willow	<i>Salix babylonica.</i>	O
Elm	<i>Ulmus sp.</i>	O
Horse Chestnut	<i>Aesculus Hippocastanum</i>	R
Ivy	<i>Hedera helix</i>	F
Acer sp.	<i>Acer sp.</i>	O
Goat Willow	<i>Salix caprea</i>	O
Walnut	<i>Juglans regia</i>	O
Yew	<i>Taxus baccata</i>	O

9 PHOTOGRAPHS

Photo No.	Photograph	Description
1		Example of g4 Modified Grassland main area. To be developed
2		Example of h2a6 Hedgerow H1 To be retained
3		Example of h2a6 Hedgerow H2 To be retained

4		Example of h2b non native hedge (H6) To be removed
5		Example of h2b non native hedge (H7) To be removed
6		Example of Urban Tree T1 To be retained

7		Example of Urban Tree T2 To be retained
8		Example of w1g6 Line of trees (H4) To be removed
9		Example of w1g6 Line of trees (H5) To be removed

10		Example of w1g6 Line of trees (H8) To be removed
11		u1b6 Developed Land Sealed Surface To be replaced
12		Example of a group of trees (T10) To be removed