

Statements to Inform Discharge of Biodiversity Conditions

Tuthill's Yard, Therfield, Hertfordshire, SG8 9TT – Planning Ref: 24/02606/FP



Rockwell Homes, Catherine House, Adelaide Street, St Albans, Herts, AL3 5BA

April 2026

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Report prepared by Dr J. Huckle for Huckle Ecology Ltd

1 Introduction

1.1 Terms of Reference

1.1.1 Huckle Ecology was commissioned by Rockwell Homes to prepare ecological information required for the discharge of conditions attached to a planning permission for residential development on land at Tuthill's Yard, Therfield, Herts.

1.1.2 In July 2025, North Hertfordshire District Council (NHDC) planning permission (Planning Ref: 24/02606/FP) for the development. The proposed development description was for:

- Erection of three detached dwellings (1 x 3-bed, 1 x 4-bed and 1 x 5-bed) and with associated infrastructure and landscaping

1.1.3 In relation to ecology and biodiversity, there were four conditions pertaining to the full planning granted under a combined heading of Biodiversity Net Gain (BNG):

"1. No development shall take place until the details of the boundary treatment for the habitat protection area and access to this area, are submitted to, and agreed in writing by, the LPA and these details shall be implemented on site before the first occupation of the first dwelling hereby approved and thereafter shall remain on site.

2. No development shall take place (including any ground works, site clearance) until a Biodiversity Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall be informed by the November 2024 Ecological Assessment Report and include the following:

- a) Review of site potential and constraints.*
- b) Details of any necessary working methods to prevent harm to wildlife.*
- c) Type and source of materials to be used where appropriate.*
- d) Persons responsible for implementing the works*

The Method Statement must include a timetable for the delivery of measure on site and any agreed measures are to remain on site thereafter.

3. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, as informed by the November 2024 Ecological Assessment Report, has been submitted to and approved in writing by the local planning authority. The agreed measures are to be implemented on site prior to the first occupation of the first dwellinghouse hereby approved and shall remain on site thereafter.

4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Herts Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

- 1.1.4 The planning application was informed by an Ecological Assessment Report (Huckle Ecology, November 2024), which included an assessment of the potential ecological effects of the development and a draft Biodiversity Net Gain Assessment.

1.2 Aim of this report

- 1.2.1 This report provides details of the ecological information required to satisfy the ecological conditions relating to biodiversity as included within the planning permission, and includes a statement referring to the Biodiversity Gain Plan which is provided as a stand-alone document.

1.3 Description of the Detailed Application

- 1.3.1 The consented scheme comprised a proposal for three dwellings which has been revised and modified to address the design features that were raised during an appeal process; the modifications related to non-ecological matters associated with reductions in the scale and massing effect and do not alter the site footprint of the proposed buildings or garden area associated with each of the three plots.
- 1.3.2 The development comprises a layout and design that emulates a traditional farmyard house and setting with ad hoc additions (see Figure 1 below) will utilise the existing access from Kelshall Road with the three dwellings located around a courtyard at the eastern end of the Site.
- 1.3.3 The Site is located at the western edge of the Therfield with existing residential properties located to the east of the property, a fallow agricultural field to the south, and a large arable field located to the west. Further farmland is located to the north of the Site on the northern side of the unnamed road. The Site is approximately centred on National Grid Reference TL 3313 3731.
- 1.3.4 The Site itself currently comprises a former yard that was previously used for the storage of agricultural machinery and as an operating depot for heavy good vehicles. The site is currently unused and generally vacant although an open fronted shed is present in the northwest corner of the yard.
- 1.3.5 The habitats present within the Site comprised made ground consisting of a concrete yard; vegetation was generally sparse and limited to scattered tall herbaceous vegetation around the edges of the yard. At the west end of the yard, a strip of unmade ground comprised an earth bund that supported a mosaic of modified grassland with tall herbaceous vegetation on the eastern side of the mound, and a narrow strip of broad-leaved woodland on the west-facing slopes. These habitats are of very low intrinsic ecological value, being common and widespread and typical of a previously developed sites that are subject to high levels of ongoing disturbance.

Figure 1 Proposed Site Layout Plan (reproduced courtesy of Scene Architects – drawing: THSYD-SCN-XX-XX-DR-A-01.002-A3, Rev no. P03)



2 Condition 1 - Management of Site Boundary Features

2.1 Condition text

"1. No development shall take place until the details of the boundary treatment for the habitat protection area and access to this area, are submitted to, and agreed in writing by, the LPA and these details shall be implemented on site before the first occupation of the first dwelling hereby approved and thereafter shall remain on site.

2.2 Review of Boundary Features

2.2.1 The ecological surveys provided assessments of the linear habitats recorded around the boundaries of the Site and which included the following:

- Hedgerows present along the north, east and south boundaries of the Site... dominated by hawthorn and blackthorn *Prunus spinosa*. The southern boundary comprised a defunct fence with scattered hedgerow species and trees (including Pine *Pinus* sp.) along the fence line.
-

2.2.2 The surveys noted that the hedgerows were generally gappy, defunct and outgrown with a timber fence alongside the hedgerow in many places, although in several section this fence had collapsed or fallen over. There was no boundary feature present at the western end of the concrete hard

standing.

- 2.2.3 The proposed design has retained the ash trees present along the western site boundary as well as the hedgerows along the north, south and east boundaries, as far as practically possible. At the western end of the site, the site design incorporated creation of scrub habitats to consolidate the woodland remnant along the western site boundary. The other boundary features were proposed to be retained with appropriate buffers incorporate to ensure that sufficient root protection areas were maintained around each trees, demonstrated on Figure 1 by wider strips of hedgerow along the north and south boundaries in particular.

2.3 Details of Boundary Treatments

- 2.3.1 The existing hedgerow will be retained where the existing trees or shrub species present can be retained or managed to provide an existing feature that will be of value. To ensure the site boundary is protected and managed, the following measure will be implemented:

- All woody material that of value for biodiversity (e.g. breeding birds) which is required to be removed for development will Be removed prior to the bird re breeding season (i.e. before 1st of March or after the 31st of August). Where this is not possible and habitat must be removed during the bird breeding season, such removal will follow guidance from an ecological clerk of works and be subject to local authority approval.
- Prior to construction, and concurrent with the site clearance works required, the hedgerow will be reviewed to assess the health and condition of individual plants. Appropriate Root Protection Areas (RPAs) will be marked using suitable posts and clearly demarcated signage and site protection fencing (Heras fence or equivalent) installed to protect the root protection areas. In most sections the RPAs will be coincident with the edge of the hard standing but may overlap where tree roots are able to grow under the concrete pad.
- Gaps in the hedge row will be identified for planting and marked with posts to indicate the location of planting. Where sections of hedgerow have become thin or failed, gapping up hedgerows will be undertaken with an appropriate mix of native species to an approximate density of 6 plants/linear metre, planted in a double staggered row. Plants should be a minimum size of open ground whips 600- 900mm high or 3L container grown stock for evergreen species (such as holly). Less dense areas will be filled in with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should be native (from a source of local provenance where possible), appropriate to the character of the area and should be selected to increase the species diversity of the existing hedgerow and maximise ecological value.
- Boundary planting will proceed in the appropriate planting season (October – March) autumn following the commencement of works.
- Scattered individual trees and groups of shrubs will be planted along the inside of the boundary features with medium standard tree plated approx. every 5m; these trees/shrubs will be planted to provide protection to the hedgerow and to enhance the boundary feature on each of the north and south site boundaries. Trees and shrubs will be of native species and include pedunculate oak, Field Maple, beech, hornbeam, Holly, silver birch, Hazel, guelder rose, spindle and Apple Malus sp.

- 2.3.2 The western end of the site will comprise a buffer area to be allowed to 'rewild' through natural

succession, with the most likely habitat developing being an area of dense scrub. This area will not be subject to specific planting but allowed to develop through natural regeneration. However, a new hedgerow will be planted along the western end of the residential development, between Plot 3 and the mixed scrub habitat at the end of the Site. This hedgerow will be planted as detailed above with at least 6 hedgerow whips per metre, planted in a staggered row, with a mix of native hedgerow species including hawthorn, blackthorn, Field Maple, hornbeam, spindle and guelder rose.

- 2.3.3 To maintain access to the western scrub area, a 3m wide section will remain unplanted at the southern end of the hedgerow.

2.4 Summary

- Protect existing hedgerows and trees with appropriate PRAs and protective fencing during construction
- Gap up gaps and failed section of hedgerows to achieve a continuous hedge line along the northern and southern site boundaries.
- Plant individual trees and shrub species at appropriate spacings on the inside of the northern and southern site boundary to thicken boundary habitat vegetation and enhance habitat connectivity around site boundary
- Plant new hedgerow (H4) along western end of Plot 3 to create boundary between residential garden and scrub area at western end of Site.

3 Condition 2 – Biodiversity Method Statement

3.1 Condition Text

2. No development shall take place (including any ground works, site clearance) until a Biodiversity Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall be informed by the November 2024 Ecological Assessment Report and include the following:

- a) Review of site potential and constraints.*
- b) Details of any necessary working methods to prevent harm to wildlife.*
- c) Type and source of materials to be used where appropriate.*
- d) Persons responsible for implementing the works*

The Method Statement must include a timetable for the delivery of measure on site and any agreed measures are to remain on site thereafter.

3.2 Review of Site Potential and Constraints

Habitats

3.2.1 The Ecological Assessment report (Huckle Ecology, November 2024) noted that the habitats present within the site predominantly comprised made ground consisting of a concrete yard; vegetation was generally sparse and limited to scattered tall herbaceous vegetation around the edges of the yard. At the west end of the yard, a strip of unmade ground comprised an earth bund with a mosaic of tall herbaceous vegetation on the eastern side of the mound, and a narrow strip of broad-leaved woodland on the west-facing slopes.

3.2.2 The baseline habitats recorded within the Draft BNG Assessment included the following habitat types:

- Developed land, sealed surface (u1b) – no ecological value and no condition assessment required.
- Modified grassland (g4) – comprising an area of tall herbaceous vegetation on the east-facing slope of the earth bund located at the western end of the Site. This habitat was dominated by stands of common nettle and hemlock, was typical of nutrient enriched habitat and was classified as modified grassland (with secondary code (16) for tall forbs species).

The condition assessment of the Modified grassland was consistent with Poor condition, due to the low species diversity, the high proportion of 'undesirable species' and the lack of a varied structure and range of sward heights.

- Other lowland mixed deciduous woodland (w1f) – a small area of closed canopy that could potentially be described as a line of trees (lacking hedgerow species). The condition assessment was 'Poor' reflecting the condition of the trees, the age structure of the trees present and the lack of a species rich woodland flora.
- Native hedgerows (h2a) located along the north, east and south boundaries of the Site.

3.2.3 These habitats were considered to be of very low intrinsic ecological value, being common and widespread and typical of a previously developed sites that are subject to high levels of ongoing disturbance.

Protected Species

3.2.4 The Ecological Assessment report provided an evaluation of the potential for the Site to support protected species and the likely effects of any species present. The Site was not considered likely to support otter, water vole, amphibians, and reptiles but retained potential suitability for breeding birds, bats and badger.

3.2.5 It was concluded that the habitats present within the Site, or immediately adjacent to it, had very limited potential to support a range of ecologically important species, which constitute constraints or material planning considerations. No further ecological surveys for any species groups were considered necessary

3.3 Preventative Working Methods to Avoid Harm to Wildlife

3.3.1 During Construction the following measures will be implemented to minimise adverse impacts on habitats:

- Clear demarcation of construction areas and permitted access routes, using standard temporary site fencing and markers.
- Clear marking of tree root protection zones relevant to trees within the Site or adjacent to the Site.
- Identifying that construction activities are undertaken in accordance with best practice advice to prevent pollution including measures to avoid run-off and prevention of pollution of adjacent areas and water courses.
- Tool box talks and issuing of factsheets to contractors to provide information regarding protected species and local ecological constraints.

3.3.2 In addition, it is important to note that the site design has incorporated preventative mitigation measures by avoiding potential effects on the habitats of greatest biodiversity value, associated with the small area of woodland and grassland at the western end of the site, and by retaining existing hedgerows and enhancing the boundary habitats (as detailed in Section 2 above).

3.3.3 The habitats present within the Site, or immediately adjacent to it, have a very limited potential to support ecologically important species, which constitute constraints or material planning considerations. The site comprises an area with existing developed land that is not considered to support suitable habitat for amphibians, reptiles or terrestrial mammals, and lacks potential roosting habitat for bats.

3.3.4 Although the Site is small, there is potential for the habitats to be used by foraging bats, with the existing trees along the western edge of the Site also providing limited potential roosting habitat and nesting habitat for breeding birds. The potential effects on these receptors are unlikely to result in significant effects on local populations and would be limited to individuals present within the Site itself.

Bats

3.3.5 The retention of the mature ash trees within the woodland along the western site boundary will avoid potential loss of bat roosting habitat; however, if arboricultural works to these trees are required in the future, then further survey work may be required to determine whether the trees support Potential Roost Features for bats. However, given that the trees are not required to be removed and are to be retained no further surveys were deemed to be necessary.

3.3.6 During construction, no night time working will be undertaken and there will be no illumination of boundary features which could potentially be used by foraging or commuting bats .

Birds

3.3.7 As noted above, Any loss of scrub and individual trees could potentially impact on breeding birds, which are protected during the nesting season. To avoid impacts on breeding birds, removal of any buildings, scrub or woody vegetation (including trees, scrub and hedgerows) should be undertaken

outside of the breeding bird season (March – August inclusive). Should this not be possible then all areas identified for clearance must be checked for nests by an ecologist prior to clearance. If any nests are identified, then this area should be clearly delineated, and no works allowed until after chicks have fledged and the nest has been abandoned.

Badgers

- 3.3.8 A disused, single-hole outlier sett was recorded in the south west corner of the site, on the west facing slope of the earth bund in 2019 but was not recorded on update surveys in 2021 and 2024. No other field signs of badgers were recorded during any surveys undertaken at the Site.
- 3.3.9 A pre-construction survey for new setts will be made prior to any clearance of vegetation undertaken as enabling works for the consented development.
- 3.3.10 If the survey reveals the presence of an active sett, an appropriate mitigation strategy may be required, incorporating measures to avoid or reduce the risk of harming or disturbing badgers or their setts. To avoid disturbance to an active sett, it is recommended that no building works or excavations should take place within 30 m of the setts, with protective fencing used during construction to prevent accidental disturbance or damage to badger setts.
- 3.3.11 During construction, it is recommended that excavations are covered at night or have slopes built into their sides to allow trapped mammals, including badgers, to escape.

3.4 Materials to be Used

- 3.4.1 No specific materials are required to be used to facilitate the preventative working methods detailed above. Standard protective fencing (Heras fencing or equivalent) and signage is recommended to clearly demarcate root protection areas for retained trees and hedgerows.

3.5 Responsible Persons for Implementing the Works

- The **Developer**, Rockwell Homes Ltd. is responsible for the construction of this development. The Developer, will be responsible for the protection and management of existing habitat features and the implementation of the preventative working methods detailed above.
- The **Contractor**, to be confirmed, will be responsible for following preventative working methods and communicating with the Developer and other site contractors. The Site Manager will be responsible for undertaking Site Inductions and liaising with the Project Ecologist with respect to ecological matters.
- The **Project Ecologist**, to be confirmed, will be responsible for implanting ecological mitigation and enhancement measures and for ensuring that landscaping, habitat protection, creation and enhancement measures are undertaken in accordance with the Biodiversity Gain Plan (see below).
- The **Local Planning Authority**, North Hertfordshire District Council (or any subsequent planning authority) will be responsible for discharging conditions and for ensuring that the requirements of the Biodiversity Gain Plan have been fulfilled.

4 Condition 3 - Ecological Enhancement Plan

4.1 Condition Text

*3. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, as informed by the November 2024 Ecological Assessment Report, has been submitted to and approved in writing by the local planning authority. The agreed measures are to be implemented on site **prior to the first occupation** of the first dwellinghouse hereby approved and shall remain on site thereafter.*

4.2 Ecological Enhancements

Habitat Enhancements

AS noted above and detailed within the BNG Assessment below, the proposed scheme will deliver net benefits for biodiversity through the on-site enhancement and creation of habitats. The more significant of these habitats to be created include:

- Hedgerow Creation and Enhancement – creation of new hedgerow and enhancement of existing hedgerow habitats.
- Planting of native trees and shrubs – to thicken and enhance the habitat connectivity around the site boundaries;
- Creation of Sustainable Drainage Pond – located in the north east corner of the Site. The final design is to be confirmed and will provide a drainage function as a soakaway pond as its primary function; however, this pond will provide secondary habitat functionality delivering benefits for biodiversity as well as being visually appealing. For example, including an area of permanently inundated aquatic habitat as well as variable graded banks will provide a range of aquatic and marginal habitats and provide habitat for a range of species.
- Creation of mixed scrub – the western end of the Site will be retained as a buffer between the residential properties western site boundary. This habitat area will be managed with a minimal level of intervention, with an area of mixed scrub allowed to develop through natural regeneration, with a hedgerow forming the boundary between scrub and the garden of Plot 3.

Bats – 3x bat boxed

4.2.1 The Ecological Assessment included a series of enhancements to deliver a gain for the local bat populations and including:

- Erection of a group of three bat boxes (total of 3 boxes) in the ash trees to the west of the Site. The bat boxes should be of standard woodcrete construction such as the 'Schwegler 2F' or equivalent to maximise the durability of the bat boxes while minimising maintenance requirements. It is recommended that at least three are installed, facing different directions (east, south and west) to provide a greater diversity of roosting opportunities
- Erection of two wall-mounted bat boxes:

- One on a gable wall of the south-facing elevation of a building in the south east of the site; and
- One on the north elevation of the detached dwelling in the northwest corner of the site.
- The preferred locations would be at a height of at least 5m above ground level. The preferred design would be for an integrated self-cleaning bat box such as the Habibat 003 bat box (www.habibat.co.uk), which would be faced with bricks or other material to blend aesthetically with the new building.

4.2.2 Examples of suitable boxes are provided below with preferred options identified on Figure x below.

Photo 1 Schwegler 1FD Bat Box 	Photo 2 'Schwegler 2F Bat Box 
Photo 3 Beaumaris Woodstone Bat Box 	Photo 4 Ecobat Bat Box (cavity and crevice) for tree or wall mounting 
Photo 5 Vivara Pro Woodstone Bat Box 	Photo 6 Habibat Integrated Bat Box for wall mounting in new build dwellings 

Birds

4.2.3 To enhance the potential for breeding birds it is recommended that a total of six bird boxes be installed in appropriate locations, sheltered from wind, rain and strong sunlight and approx. 1.5-5 m above ground level. The boxes should include boxes designed for bird species that nest in buildings including house sparrow and swift as well as small passerine boxes mounted in trees.

Photo 7 Examples of Suitable Nest Boxes ([Bird Boxes | NHBS Practical Conservation Equipment](#)):

1B Schwegler Nest Box	Vivara Pro Seville 28mm Woodstone Nest Box	Habibat Swift box – available unfaced or with standard/bespoke facing
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4.2.4 Recommended locations of suitable bird boxes are provided on Figure x below.

Figure 2 Proposed Location of Integrated Bat Boxes (red star), Tree-Mounted Bat Boxes x3 (red cross) and Bird nest boxes (Blue star)



5 Condition 4 – Biodiversity Gain Plan

5.1 Condition Text

4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Herts Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

- 5.1.1 The Biodiversity Gain Plan has been produced as a separate stand-alone report for submission to the planning authority.
- 5.1.2 The Statutory Metric has been updated and reviewed (with no material changes) and to accompany the BG Plan, the following documents are provided:
- Statutory Metric – Tuthills_Yard_Therfield_Apr2026_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_02.24
 - Biodiversity Metric Condition Assessment - Tuthills Yard
Statutory_Biodiversity_Metric_Condition_Assessments-_Apr2026
 - Baseline Habitats Map - BNG Fig1 baseline map A3 Apr26
 - Post-development Habitats Map - BNG Fig2 proposed map A3 Apr26
- 5.1.3 This section reproduces the information provided within the Ecological Assessment report (Huckle Ecology, November 2024), and which has not changed.

5.2 Biodiversity Net Gain (BNG) Methodology

- 5.2.1 The quantification of the net gain for biodiversity associated with the proposed development has been calculated using the Statutory Biodiversity Metric (DEFRA, November 2023), which was published in November 2023 to replace the Defra Biodiversity Metric 4.0 (Natural England, March 2023). The same version of the Metric has been used in the updated calculation in line with recommended guidance and to ensure consistency with the calculation as submitted in the Draft BG plan.
- 5.2.2 The Statutory Biodiversity Metric provides a method of measuring and accounting for the losses and gains resulting from a proposed development or change in management. The Metric comprises a spreadsheet that allows the quantification of baseline habitats present compared to those resulting post-development. The metric calculates 'biodiversity units' associated with a site pre- and post-development and calculates the overall net loss or gain in habitat units. Habitat units include three broad categories that are used in the calculation:
- Habitat Units – area of each parcel of habitat present, measured in hectares;
 - Hedgerow Units – linear habitats, including hedges and tree lines that are measures in length (m or km); and
 - Watercourse units – linear aquatic habitats such as rivers and stream (not relevant to this application).
- 5.2.3 In addition, the Statutory Metric includes a broad habitat type of 'Individual Trees' which records trees as 'urban' or 'rural' and where they are found individually or part of a group and are over 7.5cm in diameter at breast height (dbh). The metric uses values based on the size class of trees present to provide an equivalent area for inclusion in the calculations; the metric spreadsheet uses a 'tree helper' to calculate the area equivalent for baseline and post-intervention individual trees.

- 5.2.4 The pre-construction baseline has utilised the areas of habitats mapped as part of the UKHab habitat survey undertaken in June 2024. The UKHAB survey included a condition assessment of the habitats present.
- 5.2.5 The Statutory Metric methodology requires several stages:
- Calculation and input of the area/length of each habitat type;
 - Selection of habitat condition based on survey information (poor, moderate or good) and Defra guidance;
 - Selection of Strategic Significance (low, medium or high) based on guidance.
- 5.2.6 The draft post-development biodiversity units have been calculated using the proposed Site Layout Plan included as Figure 1.

Technical Competence and Experience

- 5.2.7 All surveys were undertaken by an experienced surveyor (Dr Jon Huckle has over 20 years professional experience of undertaking Phase 1, UKHAB, NVC habitat and other ecological surveys), in good weather conditions. . The survey was undertaken to cover the area within the Site itself and extended in scope to include all habitats adjacent to the Site, as shown on Figure 3 (BNG Figure 1).

Limitations

- 5.2.8 The surveys undertaken in June 2024 were undertaken in summer, at an optimal time of year for mapping the habitats present within the survey area and for determining plant species presence and is not considered a potential limitation to the draft BNG assessment.

5.3 Baseline Ecological Conditions

- 5.3.1 The Habitat Baseline used for the Statutory Metric calculation has used the UKHAB classification system based on a review of the botanical information obtained from ecological habitat surveys undertaken between 2019 and 2024, with the most recent survey in June 2024 including a condition assessment for those habitats where this is applicable. The 2024 surveys confirmed that habitats were consistent with those previously surveyed and was not materially different in terms of species composition or structure. It is relevant to note that there were no watercourse units identified within the Site.
- 5.3.2 The UKHab Baseline Habitat Map used in the BNG Statutory Metric calculation, is presented in Figure 3 below.
- 5.3.3 As noted above, the on-site habitats present included the following habitat types:
- Developed land, sealed surface – no ecological value and no condition assessment required.
 - Modified grassland (g4) – comprising an area of tall herbaceous vegetation on the east-facing slope of the earth bund located at the western end of the Site. This habitat was dominated by stands of common nettle and hemlock. This habitat is typical of nutrient enriched habitat and has been classified as modified grassland (with the appropriate secondary code (16) for tall forbs species). This evaluation

is considered more suitable than 'other neutral grassland' as it reflects the artificial origin of the earth bund that was likely created when the Site was levelled to create the concrete hardstanding and is indicative of the nutrient rich edaphic conditions that result in dominance by tall forb species.

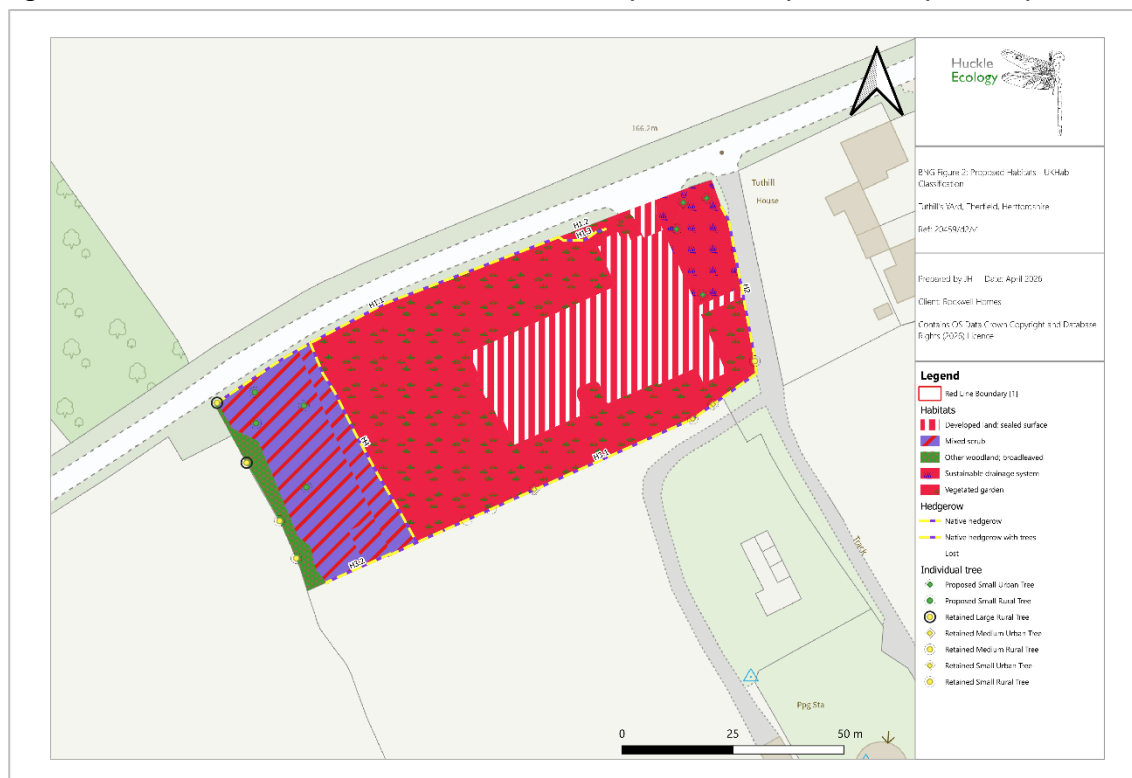
The condition assessment of the Modified grassland was consistent with Poor condition, due to the low species diversity, the high proportion of 'undesirable species' and the lack of a varied structure and range of sward heights.

- Other lowland mixed deciduous woodland (w1f) – a small area of closed canopy that could potentially be described as a line of trees (lacking hedgerow species). The condition assessment was 'Poor' reflecting the condition of the trees, the age structure of the trees present and the lack of a species rich woodland flora.

Figure 3 Baseline Habitats (UKHAB Classification – full size provided as separate file) – updated in April 2026



Figure 4 Post-intervention Habitats (Indicative) – full size provided as separate file. Updated April 2026



5.4 Biodiversity Net Gain Metric Calculation

Introduction

- 5.4.1 The BNG calculation using the Statutory Biodiversity Metric spreadsheet has enabled a quantitative comparison of the existing baseline habitats with the predicted habitats resulting post-development. The completed Statutory Biodiversity Metric spreadsheet is provided as a separate file with Headline results summarised at Appendix 1 to provide the Headline and detailed results of the calculation; the macro-enabled Statutory Biodiversity Metric spreadsheet is provided separately.
- 5.4.2 The Biodiversity Metric enables the use of offsite habitat creation and mitigation to be used within the calculation; however, for this project the assessment has involved only the comparison of onsite habitats before and post-development.
- 5.4.3 No watercourse habitats are likely to be affected by the proposed scheme and have not been included in this assessment.
- 5.4.4 The types of biodiversity units that are generated by the Biodiversity Metric (Area, hedgerow and river habitats) are considered to be unique and cannot be summed, traded or converted (Rule 4; (Natural England, July 2021). Consequently, in this assessment the Metric has been used to calculate the BNG associated with area habitats separately from the other habitat categories.

On-Site – Habitat Baseline (Pre-development) – Metric Tabs A-1 and B-1

- 5.4.5 The baseline habitats present within the Site are summarised in Table 1 below.

Table 1 Summary of Pre-construction baseline onsite habitats

Description of habitat	Broad Habitat	Habitat Type	Distinctiveness	Condition	Area of habitat present on site (ha)	Total Habitat Units
Habitat Areas						
Main area of hard standing	Urban	Developed land; sealed surface	V.Low	N/a	0.4909	0
Tall herbaceous vegetation at western end of site	Grassland	Modified grassland (Tall forbs) g4, 16	Medium	Poor	0.0805	0.16
Small area of ash woodland (closed canopy) at west end of site	Woodland and forest	Other woodland; broadleaved	Medium	Poor	0.0140	0.06
2x small and 1x large tree in Poor condition	Individual Trees	Rural tree	Medium	Poor	0.0448	0.18
3x small, 2x medium and 1x large tree in Moderate condition	Individual Trees	Rural tree	Medium	Moderate	0.0977	0.78
Total habitat Area					0.73	1.18
Site Area (excl. individual trees)					0.59	0.22
Hedgerows						
H1 – northern boundary	Native hedgerow		Low	Poor	0.098	0.19
H2 – east boundary	Native hedgerow		Low	Moderate	0.038	0.15
H3 – south boundary	Native hedgerow		Low	Poor	0.080	0.16
					0.223	0.51

On-Site – Habitat (Post-development)

5.4.6 The post-development biodiversity units have been calculated based on the area of habitats and lengths of hedgerows calculated from the proposed development site layout. For the purpose of the calculation, the footprints of all proposed dwellings and drives have been calculated as sealed surface with the remaining habitats calculated as either areas of habitat creation or enhancement. Individual trees planted as part of the proposed development have been included as part of the BNG calculation only in areas at the western end of the Site; individual trees within vegetated gardens

have not been included in accordance with BNG guidance that refers to the lack of certainty about the future management of habitats within private gardens.

- 5.4.7 The updated BNG calculation has included the loss of a short section of the hedgerow to the west of the access road (H1) and the proposed creation of a new hedgerow to replace the lost section and to the south of the existing hedge line. A total of 8 individual trees have been proposed to be planted at the western end of the Site.
- 5.4.8 The area of post-development habitats (UKHAB classification) as proposed on the site layout plan (Figure 1 above) has been calculated within a GIS package (QGIS 3.34). The baseline and post-development habitats are also presented as BNG Figures 1 and 2 in Appendix 1.
- 5.4.9 It should be noted that the post-intervention habitat includes 'urban' habitats associated with the proposed residential dwellings, notably 'Developed land, sealed surface' and 'vegetated garden', which contribute 'very low' and 'low' biodiversity value respectively. At the western end of the site, the proposed site design includes an area associated with the former earth bund and which has been specified as a habitat enhancement area, with the proposed creation of 'mixed scrub' on areas that support baseline habitats comprising predominantly of a mosaic of 'Modified grassland', with localised areas of scrub and to include the western end of the existing concrete hardstanding. This habitat enhancement will result in 'medium distinctiveness' mixed scrub, and is considered to be achievable and deliver biodiversity gain, through the natural colonisation with scrub and tree species, and would involve a negligible level of management input.
- 5.4.10 The current grassland has been evaluated as 'g4-modified grassland' using the UKHab classification and the enhancement to a medium distinctiveness 'mixed scrub' habitat is compliant with BNG Trading Rules built into the metric calculation.

Table 2 Summary of Post-development habitats (retained, created and enhanced)

Proposed Habitat	Description	Condition	Area (ha)	Biodiversity Units
Habitat Retained Tab A-1				
Urban - Developed land; sealed surface	Buildings, access road and driveways	N/A	0.1391	0
Individual Trees		Poor	0.0448	0.18
Individual Trees		Moderate	0.0977	0.78
Total habitat retained			0.2816	0.96
Habitat Creation Tab A-2				
Urban - Sustainable urban drainage feature	Drainage basing adjacent to site access to included new pond and grassland/wildflower area around edge of pond	Moderate/Good	0.0337	0.11
Urban - Vegetated garden	New gardens of dwellings within Site	N/A	0.2894	0.56
Heathland and shrub - Mixed scrub	New scrub planted at west end of site	Moderate	0.1092	0.73
Individual Trees	8x new trees planted at west end of Site	Moderate	0.0326	0.10
Total Habitat creation Post-development			0.4649	1.50

Statements to Inform Discharge of Biodiversity Conditions

Proposed Habitat	Description	Condition	Area (ha)	Biodiversity Units
Habitat Enhancement (Tab A-3)				
Woodland and forest - Other woodland; broadleaved	Enhancement of existing woodland habitat (from Fairly poor condition to Moderate)	Poor - Moderate	0.014	0.10
Total Habitats Enhanced Post-development			0.014	0.114
Hedge Retained/Lost(linear habitat – km) (Tab B-1)				
Native hedgerow	Hedge H2 –hedge retained along E boundary - Moderate condition	Moderate	0.038	0.15
Total hedge retained			0.038	0.15
Hedge Creation (linear habitat – km) (Tab B-2)				
Native hedgerow	Hedge H1 – creation of new hedge to west of access (ca. 11m length)	Moderate	0.011	0.04
Native hedgerow with trees	Hedge H3 – creation of new hedge along S boundary - Moderate condition	Moderate	0.031	0.17
Native hedgerow	Hedge H4 – creation of new hedge between Plot 3 and mixed scrub habitat at west end of Site	Moderate	0.051	0.17
Total Hedge creation			0.09	0.38
Hedge Enhancement (linear habitat – km) (Tab B-3)				
Native Hedgerow	Hedge H1 - Enhancement from Poor condition to Moderate	Poor - Moderate	0.086	0.33
Native Hedgerow to 'Native Hedgerow with Trees'	Hedge H3 - Enhancement from Poor condition to Moderate	Poor - Moderate	0.080	0.50
Total Hedge enhancement			0.166	0.83

BNG Analysis

The comparison of the pre- and post-development habitats undertaken within the Metric 2.0 provide the calculations of the change in biodiversity units shown in Table 3 below:

Table 3 Change in Biodiversity Units calculated using Biodiversity Metric

Area Habitats	
• Onsite baseline biodiversity Units	1.18 Habitat Units
• Onsite post development biodiversity Units	2.55 Habitat Units
• Total Net Change in Biodiversity Units	+1.38 Habitat Units

Statements to Inform Discharge of Biodiversity Conditions

• Total Net Change (%)	+116.92%
Linear Habitats (Hedgerows)	
• Onsite baseline biodiversity Units	0.51 Hedgerow Units
• Onsite post development biodiversity Units	1.36 Hedgerow Units
• Total Net Change in Biodiversity Units	+0.85 Hedgerow Units
• Total Net Change (%)	+166.91%

5.4.11 The BNG assessment shows that the proposed development will result in a net gain of 1.38 (117%) Habitat Biodiversity Units and a net gain of 0.85 (167%) Hedgerow Units.

5.4.12 This assessment demonstrates that the proposed development will deliver a quantifiable net gain for biodiversity; and this is in excess of the 10% target required for Statutory Biodiversity Gain and is therefore compliant with the requirements established for mandatory Biodiversity Net Gain as well as national and local planning policies.

Appendix 1 Statutory Biodiversity Metric Results

Appendix 1.1.1 Headline Results

Tuthill's Yard		Return to results menu	
Headline Results			
Scroll down for final results ▲			
On-site baseline	Habitat units	1.18	
	Hedgerow units	0.51	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	2.55	
	Hedgerow units	1.36	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	1.38	116.92%
	Hedgerow units	0.85	166.91%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.38	
	Hedgerow units	0.85	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.38	
	Hedgerow units	0.85	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	116.92%	
	Hedgerow units	166.91%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	1.18	1.30	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.51	0.56	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 1.1.2 Detailed Results

Tuthills Yard

Detailed Results

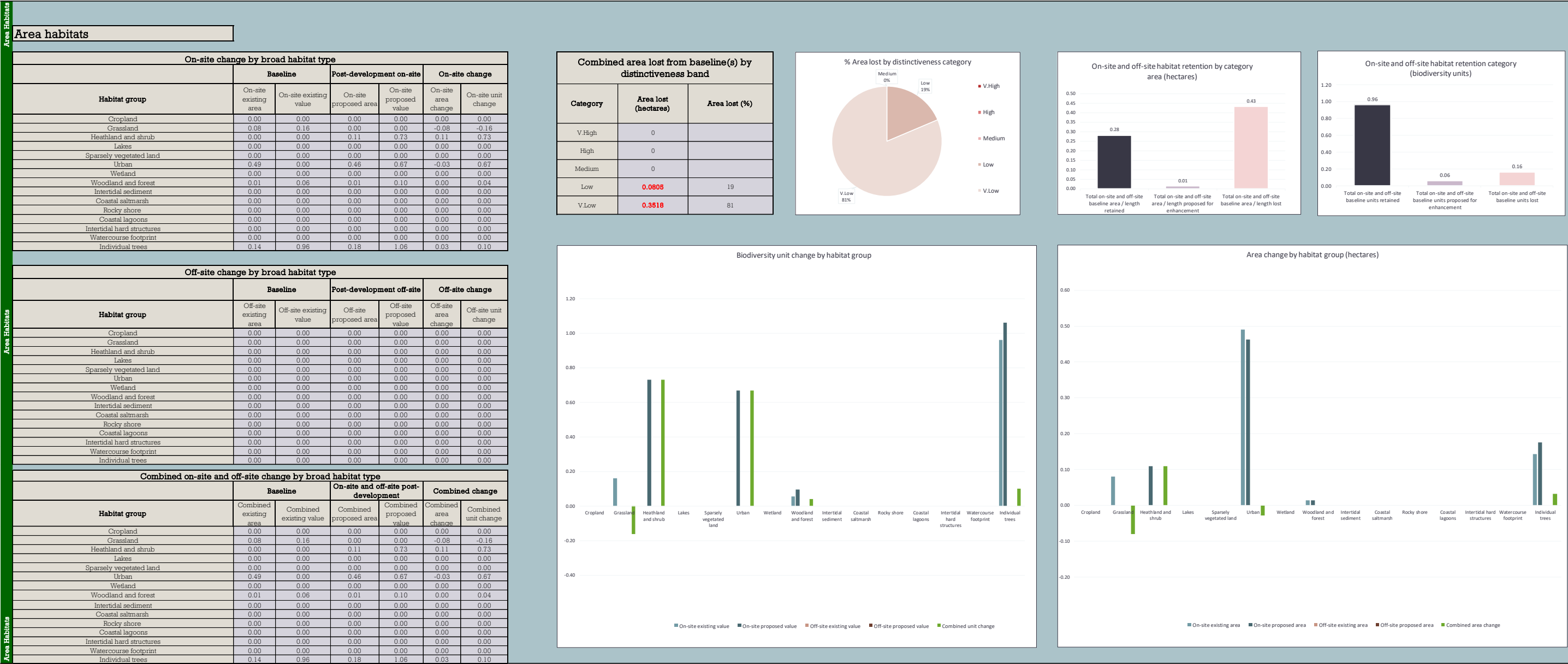
Return to results menu

Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	Habitat units	1.38
	Hedgerow units	0.85
	Watercourse units	0.00

Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	Habitat units	116.92%
	Hedgerow units	166.91%
	Watercourse units	0.00%

Combined habitat retention and enhancement			
	Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	0.73	0.22	0.00
Total on-site and off-site baseline units	1.18	0.51	0.00
Total on-site and off-site baseline area / length retained	0.28	0.04	0.00
Total on-site and off-site baseline units retained	0.96	0.15	0.00
Total on-site and off-site area / length proposed for enhancement	0.01	0.17	0.00
Total on-site and off-site baseline units proposed for enhancement	0.06	0.33	0.00
Total on-site and off-site baseline area / length lost	0.43	0.01	0.00
Total on-site and off-site baseline units lost	0.16	0.02	0.00



Off-site change by broad habitat type						
	Baseline		Post-development off-site		Off-site change	
Habitat group	Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site area change	Off-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00	0.00

Combined on-site and off-site change by broad habitat type						
	Baseline		On-site and off-site post-development		Combined change	
Habitat group	Combined existing area	Combined existing value	Combined proposed area	Combined proposed value	Combined area change	Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.08	0.16	0.00	0.00	-0.08	-0.16
Heathland and shrub	0.00	0.00	0.11	0.73	0.11	0.73
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.49	0.00	0.46	0.67	-0.03	0.67
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.01	0.06	0.01	0.10	0.00	0.04
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.14	0.96	0.18	1.06	0.03	0.10

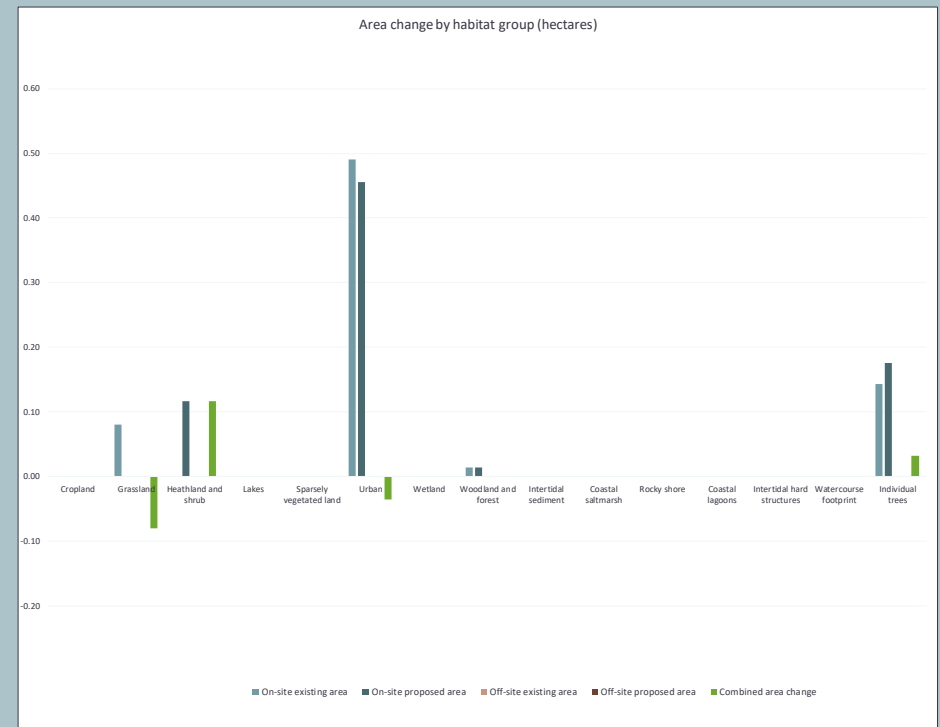
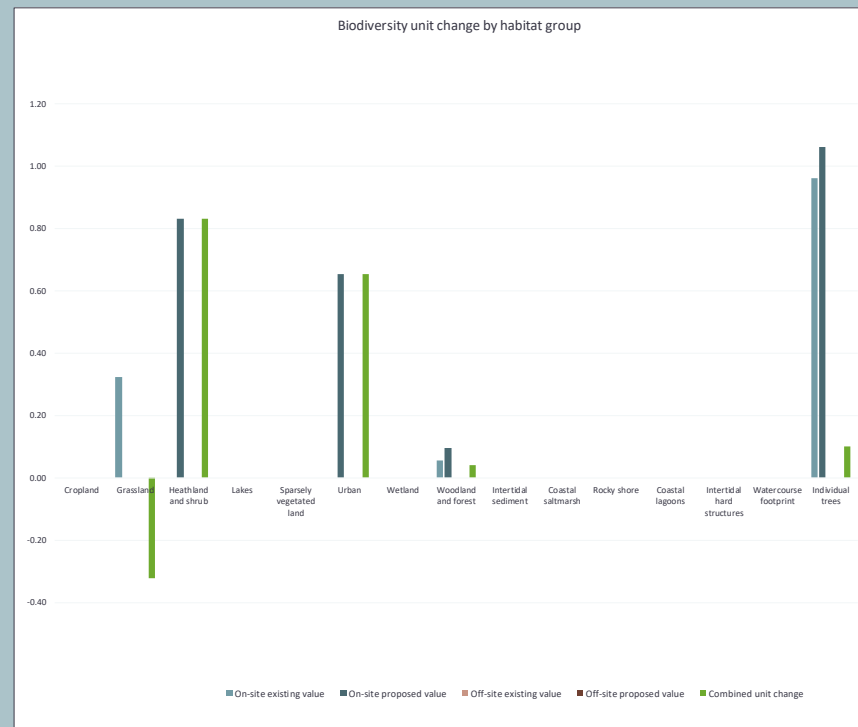
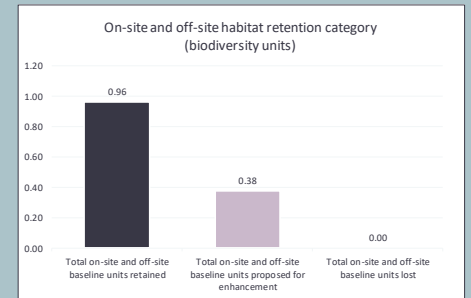
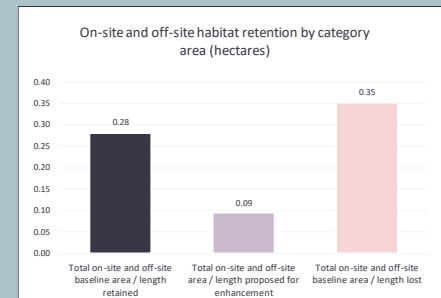
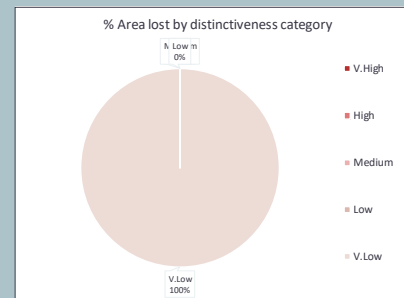
Area habitats

On-site change by broad habitat type						
Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change	On-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.08	0.32	0.00	0.00	-0.08	-0.32
Heathland and shrub	0.00	0.00	0.12	0.83	0.12	0.83
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.49	0.00	0.45	0.65	-0.04	0.65
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.01	0.06	0.01	0.10	0.00	0.04
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.14	0.96	0.18	1.06	0.03	0.10

Off-site change by broad habitat type							
Area habitat	Habitat group	Baseline		Post-development off-site		Off-site change	
		Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site area change	Off-site unit change
	Cropland	0.00	0.00	0.00	0.00	0.00	0.00
	Grassland	0.00	0.00	0.00	0.00	0.00	0.00
	Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
	Lakes	0.00	0.00	0.00	0.00	0.00	0.00
	Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
	Urban	0.00	0.00	0.00	0.00	0.00	0.00
	Wetland	0.00	0.00	0.00	0.00	0.00	0.00
	Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
	Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
	Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
	Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
	Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
	Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
	Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
	Individual trees	0.00	0.00	0.00	0.00	0.00	0.00

Combined on-site and off-site change by broad habitat type						
Habitat group	Baseline		On-site and off-site post-development		Combined change	
	Combined existing area	Combined existing value	Combined proposed area	Combined proposed value	Combined area change	Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.08	0.32	0.00	0.00	-0.08	-0.32
Heathland and shrub	0.00	0.00	0.12	0.83	0.12	0.83
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.49	0.00	0.45	0.65	-0.04	0.65
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.01	0.06	0.01	0.10	0.00	0.04
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.14	0.96	0.18	1.06	0.03	0.10

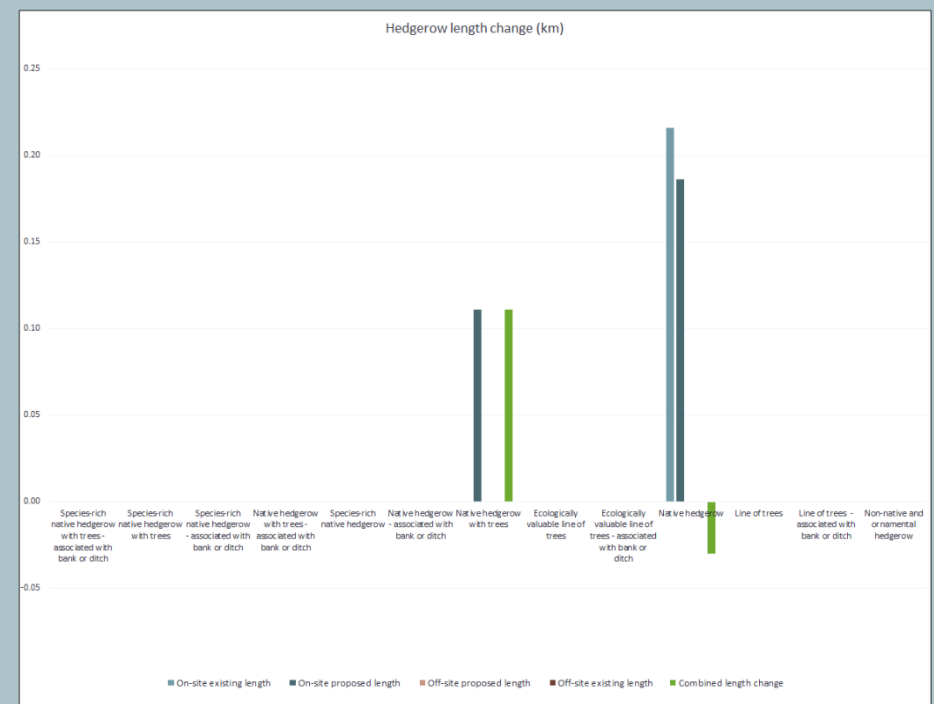
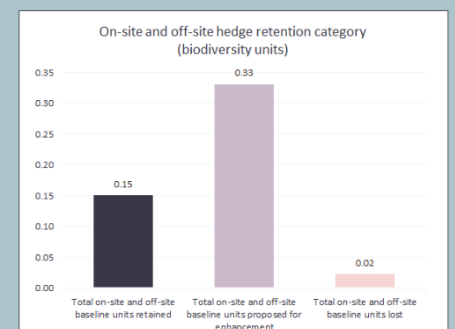
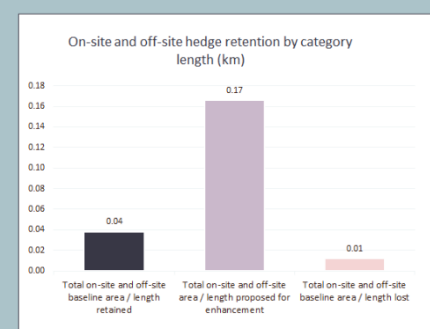
Combined area lost from baseline(s) by distinctiveness band		
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	
V.Low	0.3817	100



Hedgerows and Lines of Trees

Hedgerows and Lines of TreesHedgerows and Lines of Trees

Combined length lost from baseline(s) by distinctiveness band		
Category	Length lost (km)	Length lost (%)
VHigh	0	
High	0	
Medium	0	
Low	0.012	100
VLow	0	



Appendix 1.2.1 BNG A-1 Site Habitat Baseline

Project Name: Tuthills Yard Map Reference: A-1 On-Site Habitat Baseline					Area habitat summary				
					Total Net Unit Change		1.38		
					Total Net % Change		116.92%		
					Trading Rules Satisfied		Yes ✓		
Condense / Show Columns					Condense / Show Rows				
Main Menu									
</									

Appendix 1.2.2 BNG A-2 Site Habitat Creation

Project Name: Tuthills Yard

Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change

1.38

Total Net % Change

116.92%

Trading Rules Satisfied

Yes ✓

Area Check

Area Acceptable ✓

Post intervention habitats												
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Difficulty	Habitat units delivered	Comments			
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)		Final difficulty of creation	User comments	Planning authority comments	Habitat reference number
Heathland and shrub	Mixed scrub	0.0805	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.54	Converted from modified grassland		
Heathland and shrub	Mixed scrub	0.0056	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.04	Area of scrub created on west end of existing hard standing		
Urban	Vegetated garden	0.0016	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.00			
Urban	Sustainable drainage system	0.0039	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Medium	0.01			
Urban	Sustainable drainage system	0.0298	Low	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Medium	0.10			
Urban	Vegetated garden	0.2878	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.56			
Heathland and shrub	Mixed scrub	0.0231	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.15			
Individual trees	Rural tree	0.0326	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	0.10	8x small trees planted at western end of Site		
Total habitat area		0.46							1.50			
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		0.43										

Project Name: Tuthills Yard Map Reference:																	
A-3 On-Site Habitat Enhancement																	
		Area habitat summary															
		Total Net Unit Change	1.38														
		Total Net % Change	116.92%														
		Trading Rules Satisfied	Yes ✓														
Condense / Show Columns Condense / Show																	
Main Menu																	
		Post intervention habitats															
	Baseline habitats	Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition					Strategic significance		Temporal risk multiplier		Difficulty risk multipliers		Comments		
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change	Area (hectares)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	Habitat units delivered	User comments	Planning authority comments	Habitat reference number	
4	Woodland and forest - Other woodland; broadleaved	Woodland and forest	Other woodland; broadleaved	Medium - Medium	Poor - Moderate	0.014	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.10				
					Total habitat area	0.01										0.10	

Project Name: Tuthills Yard Map Reference:				Hedgerow summary									
B-1 On-Site Hedge Baseline				Total Net Unit Change		0.85							
				Total Net % Change		166.91%							
				Trading Rules Satisfied		Yes ✓							
Condense / Show Columns				Condense / Show Rows									
Main Menu													
Ref	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	
	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total hedgerow units	
1	H1.1	Native hedgerow	0.086	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.17	
2	H2	Native hedgerow	0.038	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.15	
3	H3.1	Native hedgerow	0.08	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.16	
4	H1.2	Native hedgerow	0.012	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02	
5													
6													
7													
8													
9													
			0.22									0.51	

Appendix 1.3.2 BNG B-2 Site Hedge Creation

Project Name: Tuthills Yard

Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary

Total Net Unit Change	0.85
Total Net % Change	166.91%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	
1	H1	Native hedgerow	0.011	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.04
2	H3	Native hedgerow with trees	0.031	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.17
3	H4	Native hedgerow	0.051	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.17
4										
5										
6										
7										
			0.09							0.38

Appendix 1.3.3 BNG B-3 Site Hedge Enhancement

Project Name: Tuthills Yard

Map Reference:

B-3 On-Site Hedge Enhancement

Condense / Show Columns

Condense / Show

Main Menu

Hedgerow summary

Total Net Unit Change

0.85

Total Net % Change

166.91%

Trading Rules Satisfied

Yes ✓

		Post intervention habitats						
	Baseline Habitats	Proposed habitat	Change in distinctiveness and condition		Length (km)	Distinctiveness	Condition	Strategic significance
Baseline ref	Baseline habitat		Distinctiveness movement	Condition movement		Distinctiveness	Condition	Strategic significance
1	Native hedgerow	Native hedgerow	Low - Low	Poor - Moderate	0.086	Low	Moderate	Area/compensation not in local strategy local strategy
3	Native hedgerow	Native hedgerow with trees	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.08	Medium	Moderate	Area/compensation not in local strategy local strategy
					0.17			