



Biodiversity Net Gain Assessment

Land to the rear of Bayners Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ

Zahra Akkerhuys

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Industry Guidelines and Standards

This report has been written with due consideration to:

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

Proportionality

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

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

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Zahra Akkerhuys to undertake a Biodiversity Net Gain (BNG) Assessment at Land to the rear of Bayners Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ (hereafter referred to as “the site”). The assessment was required to inform a planning application for the construction of 9no. apartments and associated vehicle parking, refuse and cycle store (hereafter referred to as “the proposed development”).

	Habitat units	Hedgerow units	Watercourse units
% Change	-13.43	NA	NA
Units needed for 10% net gain	0.87, including 0.64 units of medium distinctiveness scrub habitat.	NA	NA

The site has retained and enhanced sections of bramble scrub to mixed scrub around the site boundary. The development was also designed around the existing trees, enabling all to be retained. There may be some pruning of trees, which will change one of the condition criterion, but the trees will remain in a good condition according to the condition assessment sheets in Appendix 5b. The site also has areas of amenity grassland, introduced shrubs, and planted trees which contribute a few additional units on site.

As the retention of additional scrub habitat is unfeasible onsite, units will be purchased offsite. This will contribute units towards the 10% net gain, and importantly satisfy the trading rules. The 0.64 scrubland units will be purchased, as well as 0.23 units of any other habitat type. This will satisfy the trading rules and result in a 10% net gain.

A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Zahra Akkerhuys to undertake a Biodiversity Net Gain (BNG) Assessment at Land to the rear of Bayners Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ (hereafter referred to as “the site”). The assessment was required to inform a planning application for the construction of 9no. apartments and associated vehicle parking, refuse and cycle store (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

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

- Defra Statutory Biodiversity Metric of Land to the rear of Bayners Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ (Arbtech Consulting Ltd, 2024).
- PEA of Land to the rear of Bayners Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ (Arbtech Consulting Ltd, 2024).

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference TL 35711 40806 and has an area of approximately 0.3ha. The site comprises unsealed surfaces, bramble scrub, scattered trees and tree lines. The site is located in an urban setting, within the town centre of Royston. It is immediately surrounded by residential and commercial infrastructure in all directions. The local landscape is heavily urbanised, with little in the way of green infrastructure. Where this does exist, this is limited to residential gardens, tree lines and amenity fields. Beyond Royston, the landscape is dominated by arable land, hosting a scattering of woodland pockets and hedgerow networks. No ponds or watercourses are located on, or adjacent to, the site. A site location plan is included in Appendix 2.

1.3 BNG Informative

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

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2023). The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses. The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by Preliminary Ecological Appraisal (PEA) of Land to the rear of Bayners Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ (Arbtech Consulting Ltd, 2024). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

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

Habitat Area/Length

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

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

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

Strategic Significance

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

- Ecological value

- Function within the landscape
- Any site or habitat allocations under the North Hertfordshire District Council Local Plan

2.2 Post Development Biodiversity Value

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

Habitat Classification

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

Habitat Area/Length

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

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

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

Strategic Significance

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

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

2.3 Limitations

No limitations encountered.

3.0 Results

3.1 Baseline Habitats

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

Table 1: Baseline Biodiversity Value

Habitat	Area / Length (to 3 d.p.)	Description	Condition Assessment	Strategic Significance
Artificial unvegetated, unsealed surface (u1c)	0.012 ha 0 units	A bare ground access track is present in the northeastern corner of the site.	N/A	Low strategic significance. Area/compensation not in local strategy/ no local strategy.
Bramble scrub (h3d)	0.183 ha 0.73 units	The site is dominated by bramble scrub. A large section of this has been recently cleared, with evidence of fresh cuttings present throughout the site. A small section to the west of the site remains unmanaged, which appears densely vegetated, measuring up to ~3 m in height. The scrub is dominated by bramble <i>Rubus fruticosus</i> , with occasional elder <i>Sambucus nigra</i> , nettle <i>Urtica dioica</i> , false spirea <i>Sorbaria sorbifolia</i> and buddleia <i>Buddleia sp.</i> Grassland species are scattered throughout the site peripheries, and amongst previously open glades within the scrub, hosting frequent Yorkshire fog <i>Holcus lanatus</i> , annual meadow grass <i>Poa annua</i> , creeping buttercup <i>Ranunculus repens</i> , occasional bristly	N/A	Low strategic significance. Area/compensation not in local strategy/ no local strategy.

		ox-tongue <i>Helminthotheca echioides</i> , narrow leaved dock <i>Rumex acetosa</i> , ribwort plantain <i>Plantago lanceolata</i> , ground ivy <i>Glechoma hederacea</i> and rare common ragwort <i>Jacobaea vulgaris</i> .		
Urban tree (h, 32)	0.250 ha 3.00 units	5 individual trees are scattered along the site peripheries within the development boundary. These comprise 1no small (<30cm DBH), 1no medium (30-60cm DBH), and 3no very large (>90cm DBH). Species are mostly native, comprising sycamore <i>Acer pseudoplatanus</i> , lime <i>Tilia x europaea</i> , horse chestnut <i>Aesculus hippocastanum</i> and yew <i>Taxus baccata</i> . The trees are mostly mature, with a small number of trees hosting extensive ivy networks throughout. The trees do not host any evidence of anthropogenic damage or disturbance. More than 20% of the canopy over sails the understorey.	Good	Low strategic significance. Area/compensation not in local strategy/ no local strategy.

3.2 Post Development Habitats

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

Table 2: Post Development Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface (u1b)	0.132 ha created 0 units	Proposed block of flats and associated hardstanding.	N/A	Low strategic significance. Area/compensation not in local strategy/ no local strategy.
Vegetated garden (u, 828)	0.015 ha created 0.03 units	Private garden area of the proposed block of flats.	N/A	Low strategic significance. Area/compensation not in local strategy/ no local strategy.
Introduced shrubs (u, 847)	0.004 ha created 0.01 units	Small areas of introduced shrub around the carpark and at the south of the development.	N/A	Low strategic significance. Area/compensation not in local strategy/ no local strategy.
Modified grassland (g4)	0.031 ha created 0.06 units	Areas of amenity grassland around the access path and surrounding the site.	Poor	Low strategic significance. Area/compensation not in local strategy/ no local strategy.

Mixed scrub (h3c)	0.013 ha enhanced 0.10 units	Areas of bramble scrub along the northern and western boundaries will be enhanced to mixed scrub and maintained to a moderate condition.	Moderate	Low strategic significance. Area/compensation not in local strategy/ no local strategy.
Urban tree (h, 32)	0.250 ha retained 3.00 units	All trees retained. Some trees may be slightly pruned but as all other condition criteria will remain satisfied, the overall condition is still good.	Good	Low strategic significance. Area/compensation not in local strategy/ no local strategy.
Urban tree (h, 32)	0.012 ha created 0.04 units	3 small trees planted.	Moderate	Low strategic significance. Area/compensation not in local strategy/ no local strategy.

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Statutory Biodiversity Metric. The headline results are presented in Appendix 6.

Areas of Habitat

The baseline habitat value of the site is 3.73 units, comprised of bramble (0.73 units), urban trees (3.00 units), and artificial unvegetated, unsealed surface (0 units).

The post development habitat value of the site is 3.23 units, comprised of created vegetated garden (0.03 units), created introduced shrub (0.01 units), retained individual trees (3.00 units), created urban trees (0.04 units), enhanced mixed scrub (0.10 units), and created developed land; sealed surface (0 units).

This results in a net change in biodiversity of **-13.43% (i.e. a net loss)**, and trading rules are not satisfied.

4.0 Recommendations to Deliver BNG

4.1 Discussion

The current proposed plan results in a 13.43% net loss in habitat units. This is less than the 10% target of biodiversity net gain. Trading rules are not satisfied due to the loss of bramble scrub – a medium distinctiveness habitat. There is **0.87 unit deficit**, including at least 0.64 units of medium distinctiveness scrub habitat to satisfy trading rules. The remaining 0.23 units can be of any habitat type.

The site has retained and enhanced sections of bramble scrub to mixed scrub around the site boundary. The development was also designed around the existing trees, enabling all to be retained. There may be some pruning of trees, which will change one of the condition criterion, but the trees will remain in a good condition according to the condition assessment sheets in Appendix 5b. The site also has areas of amenity grassland, introduced shrubs, and planted trees which contribute a few additional units on site.

As the retention of additional scrub habitat is unfeasible onsite, units will be purchased offsite. This will contribute units towards the 10% net gain, and importantly satisfy the trading rules. The 0.64 scrubland units will be purchased, as well as 0.23 units of any other habitat type. This will satisfy the trading rules and result in a 10% net gain.

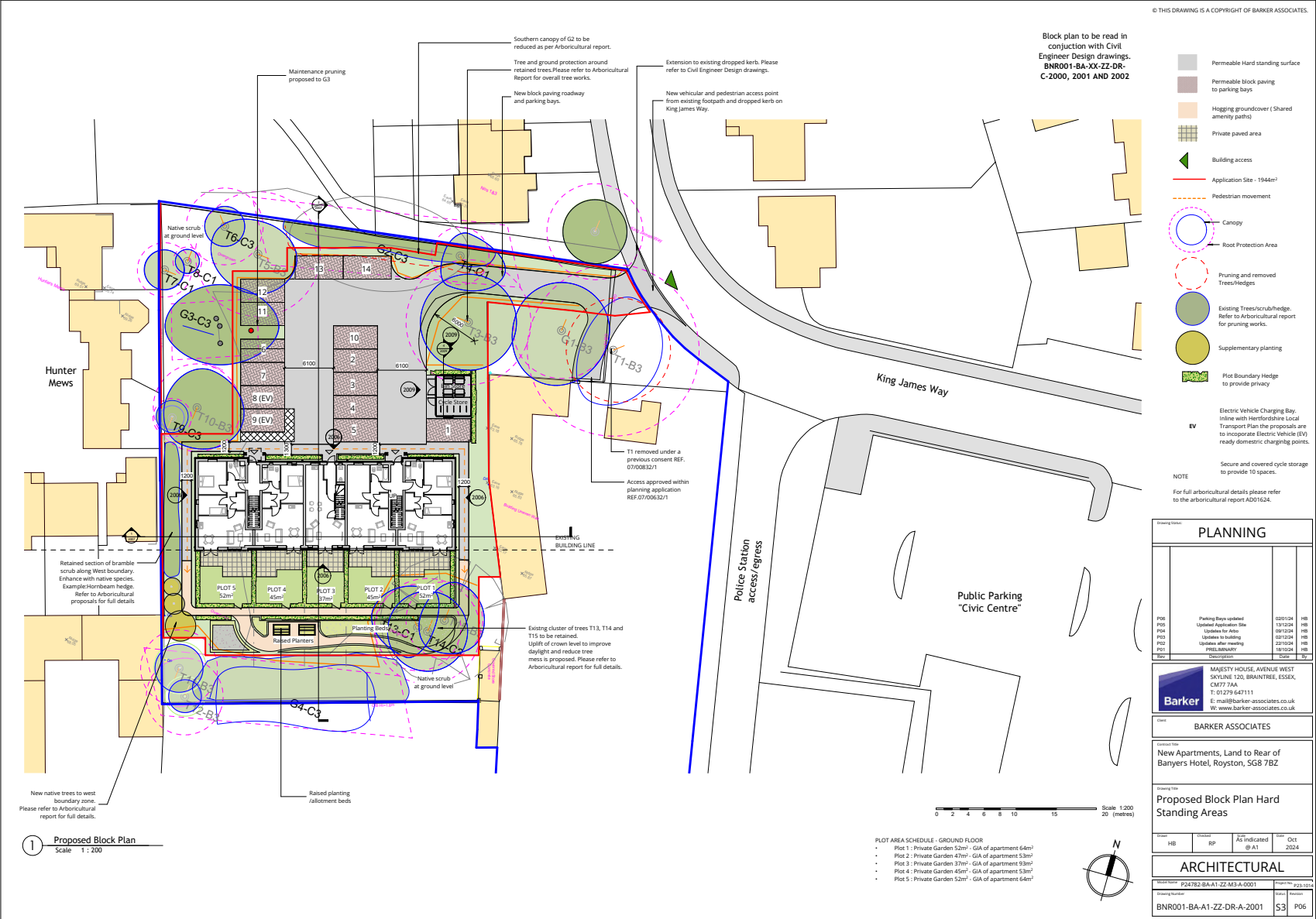
4.3 Post Development

A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.

5.0 Bibliography

- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
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- Save our Magnificent Meadows (2024). How can I restore or create a meadow? <http://www.magnificentmeadows.org.uk/advice-guidance/section/how-can-i-restore-or-recreate-a-meadow>
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan



Appendix 5a: Habitat Condition Assessment Sheets – Baseline

Urban trees

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed		6	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)	√	
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		

Appendix 5b: Habitat Condition Assessment Sheets – Post-development

Modified grassland

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	

C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			N
Number of criteria passed			4

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	

Retained individual trees

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed		5	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)	√	
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		

Created individual trees

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed		3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		

Mixed scrub

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Mixed scrub			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).¹ - At least 80% of scrub is native, - There are at least three native woody species², - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		

Appendix 6: Headline BNG Results

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

Land to the rear of Bayners Hotel, King James Way		Return to results menu	
Headline Results			
Scroll down for final results ☒			
On-site baseline	Habitat units	3.73	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	3.23	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.50	-13.43%
	Hedgerow units	0.00	0.00%
	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	-0.50	
	Hedgerow units	0.00	
	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	-0.50	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-13.43%	Total net gain
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		