



Biodiversity Net Gain Assessment

Maydencroft Gardens, Gosmore, North Hertfordshire SG4 7EJ

Netherdown

Status	Issue	Name	Date
Draft	1	Michelle Huang, BS, MRes DIC, Graduate Ecologist	06/03/2023
Reviewed	1.1	Lizi Pimlott BSc (Hons) MSc MCIEEM MRSB, Principal Ecologist	08/03/2023
Final	2	Michelle Huang, BS, MRes DIC, Graduate Ecologist	09/03/2023

Arbtech Consultant's Contact Details:

Michelle Huang
Graduate Ecologist
Tel: 07874871278 Email: michellehuang@arbtech.co.uk
<https://arbtech.co.uk>

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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 Netherdown to undertake a Biodiversity Net Gain (BNG) Assessment at Maydencroft Gardens, Gosmore, North Hertfordshire SG4 7EJ (hereafter referred to as “the site”). The assessment was required to inform a planning application for two semi-detached three bed houses with associated parking and gardens (hereafter referred to as “the proposed development”).

- The development proposals result in a +100% biodiversity net gain of area-based habitat units and a +200.79% biodiversity net gain of linear-based habitat units.
- This surpasses the minimum target of +10% and complies with upcoming legislation (Environmental Act 2021) and current planning policy (National: NPPF, 2021; Local: Hertfordshire Local Plan, 2022).
- The Environment Act stipulates the requirement for a 30-year management plan to be produced for habitats on site post-development to ensure the validity of the biodiversity value calculated through the BNG Assessment and to secure the long-term ecological value of the site.

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1.0 Introduction and Context

Arbtech Consulting Limited was instructed by Netherdown to undertake a Biodiversity Net Gain (BNG) Assessment at Maydencroft Gardens, Gosmore, North Hertfordshire SG4 7EJ (hereafter referred to as “the site”). The assessment was required to inform a planning application for two semi-detached three bed houses with associated parking and gardens (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 Biodiversity Metric 3.1
- Preliminary Ecological Appraisal: Maydencroft Gardens, Gosmore, North Hertfordshire SG4 7EJ (Arbtech Consulting Ltd., 2023)

1.2 Site Location and Landscape Context

The site is located at National Grid Reference TL18432713 and has an area of approximately 0.1ha. The site comprises a small plot which was cleared approximately three years ago. It is located within the residential estate of Maydencroft Gardens which is located immediately west. A site location plan is provided in Appendix 2.

1.3 BNG Informative

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

The recently legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The *Environment Act (2021)* is still in a transitional phase and is not expected to become mandatory until 2023. However, the requirement for biodiversity net gain is also enshrined within the *National Planning Policy Framework (NPPF, 2021)*. Furthermore, BNG is a requirement of Policy SP9 and Policy NE4 of the North Hertfordshire Local Plan (adopted in November 2022).

The DEFRA Biodiversity Metric 3.1 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 Biodiversity Metric 3.1 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 a PEA (Arbtech Consulting Ltd., 2023). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The PEA classified the habitats on site according to UK Habitat Classification User Manual (UK Habitat Classification Working Group, 2018).

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 Urban Tree Helper tool within the Biodiversity Metric 3.1. Class sizes for urban trees are set out in Table 7-2 of the Biodiversity Metric 3.1 User Guide (Panks et al., 2022).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Biodiversity Metric 3.1 Technical Supplement (Panks et al., 2022). The habitat condition assessments were based on the information provided within the PEA, including the habitat descriptions, species list and site photos.

Strategic Significance

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

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the North Hertfordshire Local Plan (2022) and the Hertfordshire Biodiversity Action Plan (BAP)

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the Landscaping 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 1.0 (The UK Habitat Classification Working Group, May 2018) and the information provided within the Landscaping 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 Urban Tree Helper tool within the Biodiversity Metric 3.1. Class sizes for urban trees are set out in Table 7-2 of the Biodiversity Metric 3.1 User Guide (Panks et al., 2022).

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the G-4 Temporal Multipliers Tab included in the Biodiversity Metric 3.1 spreadsheet. 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 Hertfordshire Local Plan (2022) and the Hertfordshire Biodiversity Action Plan (BAP)

2.3 Limitations

The PEA was conducted during suboptimal surveying season, thus potentially limiting the identification of ground flora. However, the site is dominated by unsealed surfaces, so this limitation is not thought to have a significant impact on the BNG assessment.

3.0 Results

3.1 Baseline Habitats

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

Table 1: Baseline Biodiversity Value

Habitat	Area (ha) / Length (km)	Description	Condition Assessment	Strategic Significance
Unsealed Surface	0.0881ha	The site was subject to clearance approximately three years ago and as a result, the site comprises entirely of unvegetated ground. This is a mixture of gravel and bare ground, and there are small patches of short ephemeral vegetation present. Species identified include perennial rye (D), cleavers (O), and common nettle (O). Ephemerals identified on site were too sparsely vegetated and under the minimum mapping unit to be considered as other habitats. As the single shipping container on site is a temporary structure, its area was also included in the 'unsealed surface' habitat.	Habitat condition pre-determined as 'N/A' as detailed within the Biodiversity Metric 3.1 Technical Supplement.	Low Strategic Significance: area/compensation not in local strategy/no local strategy
Non-Native, Ornamental Hedgerow (Retained Entirely)	0.022km	A coniferous hedgerow is present along the northern boundary of the site. This is large in height, appears to be in a good overall condition and does not look as though it receives regular management or maintenance. The hedgerow consists entirely of cypress.	Habitat condition pre-determined as 'poor' as detailed within the Biodiversity Metric 3.1 Technical Supplement.	Low Strategic Significance: non-native hedgerows not in local strategy/no local strategy
Line of Trees	0.027km	Doesn't appear to have any regular management or maintenance. The species identified include hawthorn, blackthorn and bramble. This hedgerow comprises native species and as a result is representative of an S41 habitat of principle importance.	<i>Poor: passes 2 of 5 criteria.</i> Assessed using the 'Line of Trees Habitat Type Condition Sheet'. See Appendix 5a for the full condition assessment.	High Strategic Significance: native hedgerows formally identified in local strategy (BAP)

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 anticipated condition assessment for each habitat, where relevant, is provided in Appendix 5b.

Table 2: Post Development Biodiversity Value

Habitat	Area (ha) / Length (km)	Description	Target Condition	Strategic Significance
Vegetated Garden	0.0406ha	George Davis Turf – Trident Turf (75% fescue and 25% rye mix).	Habitat condition pre-determined as 'N/A' as detailed within the Biodiversity Metric 3.1 Technical Supplement.	High Strategic Significance: private gardens formally identified in local strategy (BAP)
Sealed Surface	0.0475ha	Includes building and cycle/garden stores' footprints, sett paving, and Indian Sandstone laid patio areas.	Habitat condition pre-determined as 'N/A' as detailed within the Biodiversity Metric 3.1 Technical Supplement.	Low Strategic Significance: area/compensation not in local strategy/no local strategy
Urban Trees	0.0448ha	Three native trees (1 no. field maple, 2 no. crab apple) will be planted at minimum 8-10cm girth.	<i>Moderate: anticipated to pass 4 of 6 criteria.</i> Assessed using the 'Urban Trees Habitat Type Condition Sheet'. See Appendix 5b for the full condition assessment.	Low Strategic Significance: young, urban trees not in local strategy/no local strategy
Native Hedgerow	0.06km	Comprising entirely of box hedge, with 116 individuals planted 2 per meter. Hedging will be allowed to mature and maintained at approximately 1.8-2m height and 0.8-1m width.	<i>Moderate: anticipated to have no more than four failures in total or fail both attributes in more than one functional group.</i> Assessed using the 'Hedgerow Habitat Type Condition Sheet'. See Appendix 5b for the full condition assessment. Owing to the hedgerow being located within private gardens with minimal controlled management, there is a risk of insufficient management and in turn potentially reduces the value of the hedgerow. Therefore, the target condition has been downgraded from 'good' to 'moderate' in this assessment.	High Strategic Significance: native hedgerows formally identified in local strategy (BAP)

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Biodiversity Metric 3.1. The headline results are presented in Appendix 6.

Areas of Habitat

The baseline habitat value of the site is 0 units, comprising entirely of unsealed surfaces (no value).

The post development habitat value of the site is 0.23 units, comprising the creation of vegetated garden (0.09 units), urban trees (0.14 units), and sealed surfaces (no value).

This results in a net change in biodiversity of +100% (i.e. a net gain).

Hedgerows

The baseline hedgerow value of the site is 0.08 units, comprising an ornamental, non-native hedgerow (0.02 units) and a tree line (0.06 units).

The post development habitat value of the site is 0.25 units, comprising the retention of existing ornamental, non-native hedgerow (0.02 units) and the creation of a native hedgerow (0.23 units)

This results in a net change in biodiversity of +200.79% (i.e. a net gain).

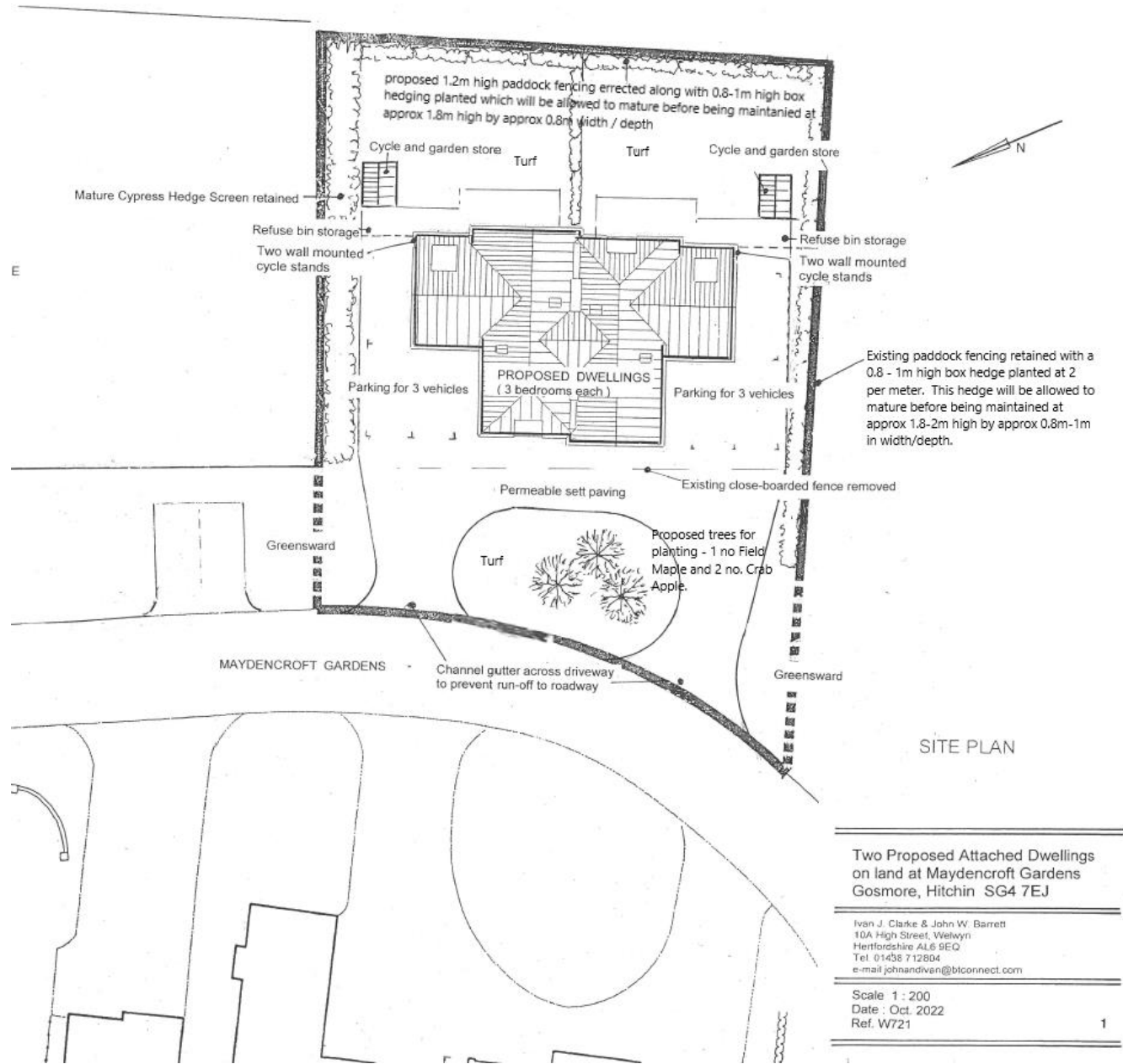
4.0 Recommendations

- The development proposals result in a +100% biodiversity net gain of area-based habitat units and a +200.79% biodiversity net gain of linear-based habitat units. This surpasses the minimum target of +10% and complies with upcoming legislation (Environmental Act 2021) and current planning policy (National: NPPF, 2021; Local: Hertfordshire Local Plan, 2022).
- All trading conditions have been satisfied.
- The Environment Act stipulates the requirement for a 30-year management plan to be produced for habitats on site post-development to ensure the validity of the biodiversity value calculated through the BNG Assessment and to secure the long-term ecological value of the site.

5.0 Bibliography

- Arbtech Consulting Ltd. (2023). Preliminary Ecological Appraisal: Maydencroft Gardens, Gosmore, North Hertfordshire SG4 7EJ.
- 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.
- Hertfordshire Biodiversity Action Plan (2006). <https://www.north-herts.gov.uk/sites/default/files/ORD4%20Hertfordshire%20Biodiversity%20Action%20Plan.pdf>
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- Panks, S.A., White, N., Newsome, A., Nash, M., Potter, J., Heydon, M., Alvarez, M., Russell, T., Cashon, C., Goddard, F., Scott, S.J., Heaver, M., Scott, S.H., Treweek, J., Butcher, B. & Stone, D. (2022). Biodiversity metric 3.1: Auditing and accounting for biodiversity – Technical Supplement. Natural England.
- The Biodiversity Metric 3.1 (JP039: April 2022). <http://publications.naturalengland.org.uk/publication/6049804846366720>
- UK Habitat Classification Working Group (2018). UK Habitat Classification – Habitat Definitions V1.0 <http://ecountability.co.uk/ukhabworkinggroup-ukhab/>

Appendix 1: Proposed Development Plan



Landscaping and Planting Schedule

Maydencroft Gardens, Gosmore, SG4 7EJ (Phase 2)

<u>Type</u>	<u>Amount</u>	<u>Details</u>	<u>Planting Times</u>
<u>Tree's – Container Grown</u>			
Acer Campetre 'Field Maple'	x1	Min - 8-10cm girth	October - April
Malus Red Sentinel 'crab apple'	x2	Min – 8-10cm girth	October - April

Evergreen Hedging – Field Grown

Box Hedging	116	Field grown and fresh potted 80cm-1m high Planted 2 per meter.	October – April
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Turf

George Davis Turf – Trident Turf

Areas as shown on landscape plan.]

75% fescue and 25% rye mix.

Landscape Management

Existing trees and hedge rows to be retained on site will be protected from ground clearance and construction works by metal Heras type tree protection fencing.

Means of Enclosure

All private garden areas will be enclosed with 1.2m high wooden paddock fencing and the proposed evergreen hedging as above. Hedging will be allowed to mature and then maintained at approx. 1.8m – 1m height and 0.8-1m in width/depth.

Hard Surfacing Materials

- Drive way area and bays to be permeable block paving in a grey colour, to match existing properties.
- Patio areas shown to rear of dwellings will be laid with 3 sized Indian Sandstone in green to match existing properties.

Minor Artefacts & Structures

- Cycle & garden stores to be of a timber construction.

Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan



Appendix 5a: Habitat Condition Assessment Sheets – Baseline Habitats

Line of Trees (Existing); calculated using 'Line of Trees' condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
1	More than 70% of trees are native species.	Y	All trees are native species.
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	N	Canopy is not predominately continuous with gaps in canopy cover making up >10% of the total area.
3	Includes one or more mature ¹ or veteran ² tree.	N	No trees are mature or veteran status.
4	There is an undisturbed naturally vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other anthropogenic operations.	N	Vegetation does not extend 6m on both sides.
5	At least 95% of the trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	All 6 trees have been classed as 'good' physical condition despite being historically topped.
Number of criteria passed			2
Condition Assessment Result		Condition Assessment Score	Score Achieved x/✓
Passes 5 of 5 criteria		Good (3)	
Passes 3 or 4 of 5 criteria		Moderate (2)	
Passes 0, 1 or 2 of 5 criteria		Poor (1)	✓

Appendix 5b: Habitat Condition Assessment Sheets – Post-Development Habitats

Urban Trees (Created); assessed using 'Urban Trees' condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
1	The tree is a native species (or more than 70% within the block are native species).	Y	Native species include field maple and crab apple.
2	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	Individual trees all pass this criterion.
3	The tree is mature ² or veteran ³ (or more than 50% within the block are mature ² or veteran ³).	N	Trees not expected to reach mature or veteran life stage.
4	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height.	Y	Trees expected to retain >75% of expected canopy for age range and height.
5	Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark	N	Microhabitats not expected to be present in 30 years' time.
6	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Bare ground below tree canopy areas.
Number of criteria passed			4
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Passes 5 or 6 of 6 criteria	Good (3)		
Passes 3 or 4 of 6 criteria	Moderate (2)	✓	
Passes 0, 1 or 2 of 6 criteria	Poor (1)		

Native Hedgerow (Created); assessed using 'Hedgerow' condition sheet:

Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D & E)	Criteria (the minimum requirements for 'favourable condition')	Description	Condition Achieved (Y/N)	Notes/Justification
Core groups - applicable to all hedgerow types				
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).	Y	To be maintained at 1.8-2m high.
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice⁴).	N	To be maintained at 0.8-1m wide.
B1. Gap – hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	
B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall gappiness, but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	

C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	New hedges will be created along areas with modified grasslands beneath them.
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.	Y	Management anticipated.
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the GB Non-Native Secretariat website.	Y	Management anticipated.
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).	N	Damage from human activities anticipated.
Condition categories for hedgerows without trees				
Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)		
Good	No more than 2 failures in total; AND No more than 1 in any functional group.	3		
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes in more than one functional group</u> (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	2		

Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	1	
Score achieved:	Good		

Appendix 6: Headline BNG Results

The Defra Biodiversity Metric 3.1 is provided as a separate excel spreadsheet.

On-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.08
	<i>River units</i>	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.23
	<i>Hedgerow units</i>	0.25
	<i>River units</i>	0.00
On-site net % change (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00%
	<i>Hedgerow units</i>	200.79%
	<i>River units</i>	0.00%
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.23
	<i>Hedgerow units</i>	0.17
	<i>River units</i>	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	100.00%
	<i>Hedgerow units</i>	200.79%
	<i>River units</i>	0.00%
Trading rules Satisfied?	Yes ✓	