



envirotech

**Ecological Consultants
Environmental and Rural Chartered Surveyors**

Biodiversity Net Gain

Land North of Whalley Road, Read



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ACCURACY OF REPORT

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, all of the protected species this survey covers are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and/or in their interaction with protected species. If protected species are found during a work programme, and continuing the work programme could result in their disturbance, injury or death, either directly or indirectly an offence may be committed.

If in doubt, stop work and seek further professional advice.

Quality and Environmental Assurance

This report has been printed on recycled paper as part of our commitment to achieving both the ISO 9001 Quality Assurance and ISO 14001 Environmental Assurance standards. Envirotech have been awarded the Gold standard by the Cumbria Business Environmental Network for its Environmental management systems.

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Planning Portal Questions

Please provide the date the onsite pre-development biodiversity value was calculated (this should be either the date of the application, or an earlier proposed date)	22/02/2026	
If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used.	Site conditions have not changed between date of assessment and planning submission	
When was the version of the biodiversity metric published?	3 July 2025	
Please provide the pre-development biodiversity value of onsite habitats on the date of calculation	164.61	Habitat Units
	1.95	Hedgerow Units
	7.42	Watercourse Units
Please provide the reference or supporting document/plan names for the: i. Biodiversity metric calculation ii. Onsite irreplaceable habitats (if applicable) iii. Onsite habitats existing on the date of the application for planning permission (if applicable)	BNG- Land North of Whalley Road, Read	
	Veteran tree and ancient woodland	
	BNG- Land North of Whalley Road, Read	
Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?	Yes	
Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date of the onsite pre-development biodiversity value was calculated. Either: - On or after 30 January 2020 which were not in accordance with a planning permission; or - On or after 25 August 2023 which were in accordance with a planning permission?	No	
Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are: i. On land to which the application relates; and ii. Exist on the date of the application for planning permission (or an earlier agreed date)	No	

INTRODUCTION

Purpose of this Report

Envirotech were requested to carry out a biodiversity assessment of Land North of Whalley Road, Read. The aim was for an ecologist with botanical expertise to carry out a site visit to map the habitat types present at the site in order to establish the biodiversity baseline.

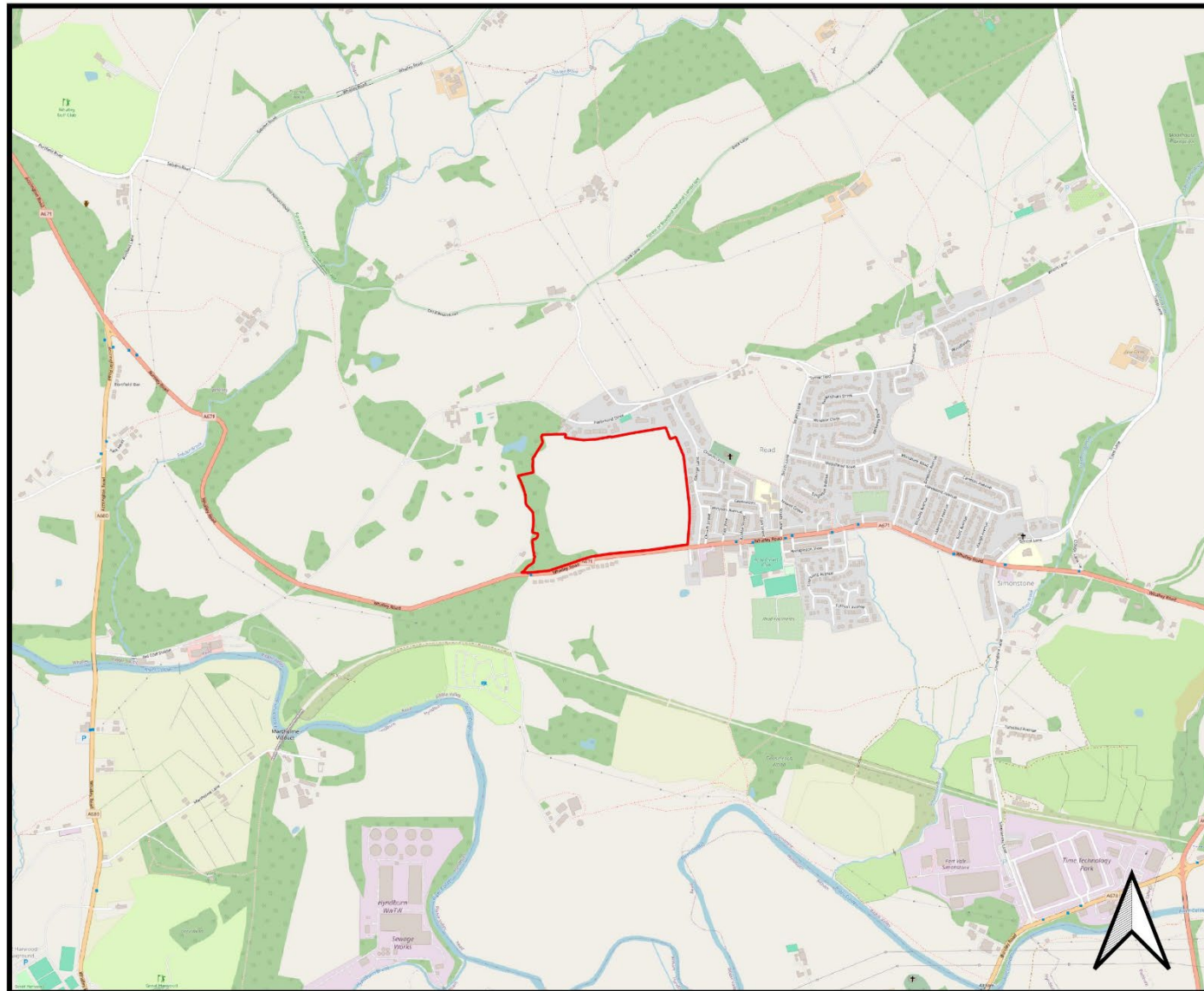
Each habitat type was mapped using the standard habitat mapping convention using UK Habitat Classification V2 (Butcher et al., 2023) for the purposes of using the Defra metric.

Using the findings of the baseline surveys, pre-construction ecology was measured against proposed habitat changes arising from future ecological enhancements based on an Illustrative Landscape Plan (post-construction) provided by the client (BASE PLANS DRAFT 12-General Arrangements Colour).

This report presents the results of this desk-based study to assess net change in biodiversity 'units' in connection with the removal of habitats for the proposed development at the site.

Ecological Context

The site is 19.4Ha and *Figure 1* shows the site location.



 Red Line Boundary

Figure 1
Site Location



Policy context

The primary aims of Biodiversity Net Gain are to secure a measurable improvement in habitat for biodiversity, to minimise biodiversity losses and to help to restore ecological networks whilst streamlining development processes.

The National Planning Policy Framework (NPPF) makes provisions for the delivery of biodiversity net gain. Additionally, there is a 10% net gain requirement in the Environment Bill.

METHODS

Introduction

The statutory biodiversity metric is designed to quantify biodiversity to inform and improve planning, design, land management and decision-making (Natural England, 2024).

This study has been carried out as a desk-based exercise, using the results of field surveys carried out at the site by Envirotech and an Illustrative Landscape Plan (BASE PLANS DRAFT 12-General Arrangements Colour) provided by the client.

Biodiversity Assessment Methods

To calculate biodiversity units for the site and assess any changes arising from the proposed development this study uses methods set out the latest Statutory Biodiversity Metric user guide (Natural England, 2024).

The biodiversity metric uses three core measurements:

- Habitat area
- Length of linear terrestrial habitats
- Length of linear aquatic habitats.

Consequently, a site can have three biodiversity unit values, which are assessed using the same metric, but cannot be summed together.

Habitat area is multiplied by several factors that indicate its quality: distinctiveness, condition, strategic location and connectivity, and this gives its biodiversity unit value. This can be used for existing and future created habitats. In addition, when habitats are to be enhanced or newly-created, the risk of failure is accounted for by applying multipliers for risk factors (difficulty, time to target condition, and off-site risk).

Habitat Distinctiveness

Habitats are classified using the UK habitat classification V2 system (Butcher et al., 2023).

The metric pre-assigns each habitat type to a distinctiveness band according to its distinguishing features, i.e. species richness, rarity (at local, regional, national and international scales), and the degree to which it supports species rarely found in other habitats. On rare occasions, the

habitat distinctiveness of a habitat can be altered up or down from the preassigned value. Any alterations must then be fully explained using evidence relevant to the site, e.g. an increase in distinctiveness because of rare flora or fauna or a decrease in distinctiveness because of significant damage to the habitat.

Habitat Condition

Habitat condition measures the varying quality of similar habitats against what is perceived to be their optimal state. The statutory biodiversity metric technical supplement (Natural England, 2023) contains condition sheets for all habitats to which the metric can apply. The condition sheets contain a habitat description, contextual information to aid the assessment, and the assessment criteria. The criteria describe what components need to be present for a habitat to be in good, moderate or poor condition.

Strategic Location

Strategic location - sometimes called 'strategic significance' - works at a landscape scale, allowing additional value to be added to habitats in 'priority' or 'biodiversity target areas'. They include statutory and non-statutory sites and other areas with biodiversity value or potential, and they are mainly identified from local plans and objectives. If a habitat is within such a target area, a multiplier is applied to increase its value.

Difficulty of Creation and Restoration

The risks associated with creating new or enhancing existing habitats, are known as difficulty factors; for example, where habitats fail to establish owing to natural changes in local conditions, incorrect management or for unknown reasons. The statutory biodiversity metric contains default values for each habitat based on the average difficulty of creating or enhancing a habitat. Occasionally, under exceptional circumstances, these can be modified, but any deviation from the default value must be fully justified.

Time to Target Condition

There is often a lag between a habitat being removed and the new compensation habitats achieving their target condition. This gives reduced biodiversity value for a time. The statutory biodiversity metric preassigns the time to target condition based on good practice and typical conditions, and assigns a multiplier based on the number of years required to achieve it.

Using bespoke techniques under unique conditions, or creating compensation habitats prior to impacts taking place, the time to target condition can be adjusted. Any changes must again be fully justified.

Off-site Risk

Sometimes it is not possible to compensate adequately for loss of biodiversity within the site boundary, so off-site compensation is required. If the off-site compensation is a significant distance from the development site, then there will be a local loss of biodiversity and a multiplier is applied to any off-site compensation.

BIODIVERSITY ASSESSMENT

Baseline:

The site's baseline BNG value was calculated using the Statutory BNG metric and UKHabs v2 methodology. This was shown on Figure 2.

The baseline value for the site is as at 22.02.2026. This is the date that our assessment was undertaken. We consider there will have been no substantive changes to habitat condition at the time of the planning application being made.

Baseline Habitat Classification Clarification – Parkland

The site is historically associated with the wider landscape formerly connected to Read Hall and is referenced cartographically as “Hammond Ground”. However, detailed review of historic mapping, LiDAR, aerial imagery and field evidence indicates that this area does not demonstrably survive as part of a designed parkland composition in heritage terms. The absence of designed vistas, specimen tree planting, ornamental planting blocks, drives or pleasure ground features, together with evidence of former enclosure boundaries and agricultural land use, indicates that the site does not meet the definition of intact historic parkland.

Furthermore, whilst the site exhibits the visual characteristics or “look and feel” of parkland – namely scattered open-grown mature trees over grazed pasture – the underlying grassland is species-poor modified pasture and does not meet the full ecological descriptor criteria for Wood Pasture and Parkland habitat under UK Habitat Classification V2. The grassland component is agriculturally improved and lacks the structural and floristic diversity typically associated with higher condition parkland systems.

Notwithstanding the above, and adopting a precautionary and conservative approach within the Statutory Biodiversity Metric, the baseline has been treated as “Wood-pasture and parkland” (Very High distinctiveness) in order to ensure that the higher biodiversity value potentially attributable to the habitat mosaic is fully recognised within the assessment.

It is important to note that if the site were classified strictly in accordance with UKHabs field descriptors as Modified Grassland with Scattered Parkland Trees (rural trees), the calculated baseline biodiversity value would be lower. Under that alternative classification, the post-development habitat creation proposals – which include genuine parkland structure enhancement, neutral grassland diversification, veteranisation and long-term management – would generate a higher percentage Biodiversity Net Gain than that presented in this assessment.

The approach taken therefore represents a robust and precautionary baseline position, ensuring that the biodiversity uplift delivered by the scheme is not overstated.

We are not aware of any habitat features which have been purposefully degraded after 30th January 2020.

We consider planning permission, if granted, would be subject to the biodiversity gain condition

The type, area and distinctiveness values are shown on Table 1.



Habitat Parcel	Habitat	Irreplaceable Habitat	Area/ Length	Distinctiveness	Notes
1	Wood-pasture and parkland	No	17.013	V.High	Note: Classified as Wood-pasture and parkland for precautionary Biodiversity Net Gain purposes. See Baseline Habitat Classification Clarification section
2	Artificial unvegetated, unsealed surface	No	0.0327	V.Low	Access road
3	Lowland mixed deciduous woodland	Yes	2.3753	High	Ancient woodland
4	Rural tree	Yes	0.0366	Medium	1 veteran tree
5	Native hedgerow	No	0.487	Low	Hedge to roadside
6	Other rivers and streams	No	0.412	High	Stream in woodland
7	Other rivers and streams	No	0.349	High	Stream in parkland
8	Culvert	No	0.089	Low	Culvert

Table 1- Habitat, Area and Distinctiveness Values

Avoidance: the first step of the mitigation hierarchy comprises measures taken to avoid creating impacts from the outset, such as careful spatial placement of infrastructure, or timing construction sensitively to avoid or disturbance. Examples include the placement of roads outside of rare habitats or key species' breeding grounds, or timing of seismic operations when aggregations of whales are not present. Avoidance is often the easiest, cheapest and most effective way of reducing potential negative impacts, but it requires biodiversity to be considered in the early stages of a project.

There are two irreplaceable habitats on the site. A veteran tree and ancient woodland. Both are avoided.

There is one Very High distinctiveness habitat on the site. Wood-pasture and parkland is part lost but the remainder is enhanced.

There are three High distinctiveness habitats on the site. Lowland mixed deciduous woodland which is also ancient woodland and an irreplaceable habitat. Other rivers and streams which are avoided.

There is one Medium distinctiveness habitat on the site. A rural tree which is also a veteran irreplaceable habitat, which is avoided.

All other habitats are low or very low distinctiveness.

Minimisation: these are measures taken to reduce the duration, intensity and/or extent of impacts that cannot be completely avoided. Effective minimisation can eliminate some negative impacts, such as measures to reduce noise and pollution, designing powerlines to reduce the likelihood of bird electrocutions, or building wildlife crossings on roads.

Gardens are backed onto boundary areas of open land so that there is connectivity across the site boundary. Build out of the scheme will be quickly as possible with landscaping prioritised in order that new habitats are created within 2 years of loss of baseline habitats.

Rehabilitation/restoration: The aim of this step is to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Restoration tries to return an area to the original ecosystem that was present before impacts, whereas rehabilitation only aims to restore basic ecological functions and/or ecosystem services - such as through planting trees to stabilise bare soil. Rehabilitation and restoration are frequently needed towards the end of a project's life cycle but may be possible in some areas during operation.

New native tree planting will be undertaken within the parkland and woodland which is enhanced. Streams are enhanced with a reduction in encroachment. Whilst gardens are given a default low distinctiveness in BNG, they will be appropriately landscaped.

Collectively, avoidance, minimisation and rehabilitation/restoration serve to reduce, as far as possible, the residual impacts that a project has on biodiversity. Typically, however, even after their effective application, additional steps will be required to achieve no overall negative impact or a net gain for biodiversity.

Offset: offsetting aims to compensate for any residual, adverse impacts after full implementation of the previous three steps of the mitigation hierarchy. Biodiversity offsets are of two main types: 'restoration offsets' which aim to rehabilitate or restore degraded habitat, and 'averted loss offsets' which aim to reduce or stop biodiversity loss in areas where this is predicted. Offsets are often complex and expensive, so attention to earlier steps in the mitigation hierarchy is usually preferable.

With avoidance, minimisation and rehabilitation/restoration, onsite BNG can be achieved.

The UK Habs V2 habitat survey has been used to identify relevant habitat, hedgerow and watercourse units.

These habitats have been input into the statutory biodiversity metric calculator R1 and indicate a total of 164.61 area habitat units and 1.95 hedgerow habitat units and 7.42 watercourse habitat units. The results of the calculations are presented in the full biodiversity assessment calculation in the Excel document 'BNG- Hammond Ground, Read'.

The condition assessments for each of the area habitats, hedgerow habitats and water course habitats are presented in Appendix A. No deviations have been made from the default methods for baseline habitats assessment.

Post-development Habitat Creation and Enhancement

The Illustrative Landscape Plan has been used to identify that there will be one retained habitat (a veteran tree), two enhanced habitats Wood-pasture and parkland and Lowland mixed deciduous woodland and four new habitats.

The Illustrative Landscape Plan has been used to identify that there will be no retained hedgerow habitats, one enhanced hedgerow habitat and no new hedgerow habitat.

The Illustrative Landscape Plan has been used to identify that there will be two retained watercourse habitats and one enhanced watercourse habitats.

These figures have been put in to the Statutory Biodiversity Metric and would comprise a total of 190.45 habitat units and 4.68 hedgerow units and 8.67 watercourse Units.

Parkland Habitat Enhancement and Management Proposals

Existing Parkland Resource

The parkland comprises predominantly hard-grazed modified grassland with scattered mature trees and one confirmed veteran tree. Grazing pressure has historically limited sward structural diversity, natural regeneration and deadwood accumulation. The mature tree stock is of high landscape value but exhibits limited age diversity, with few younger cohorts present.

The following measures are proposed to enhance habitat condition, increase structural diversity and secure long-term ecological resilience.

Veteran Tree Protection and Enhancement

The confirmed veteran tree will be retained and managed in accordance with best practice guidance (e.g. Ancient Tree Forum principles).

Management measures will include:

- Establishment of a minimum 15m Root Protection / Veteran Protection Zone (or canopy radius if greater).
- Exclusion of heavy machinery, soil compaction and nutrient enrichment within this zone.
- Removal of stock access through temporary or permanent fencing where necessary to prevent bark damage and root compaction.
- Retention of fallen limbs and decaying wood within the protection zone to increase saproxylic habitat.
- No crown reduction or “tidying” works unless required strictly for safety.

This will secure long-term continuity of veteran tree habitat and associated invertebrate assemblages.

Veteranisation of Selected Mature Trees

To address the lack of structural age diversity, selected mature trees will be subject to controlled veteranisation techniques. Works will be undertaken by suitably qualified arborists experienced in ecological veteranisation.

Techniques may include:

- Creation of coronet cuts to mimic natural storm damage.
- Installation of habitat monolith features where appropriate.
- Creation of small cavities and decay pockets in secondary limbs.
- Retention of partially failed limbs where safe.
- Ring-barking of selected trees (see Section 6) to create standing deadwood.

All works will be undertaken incrementally to avoid compromising tree stability. This approach accelerates development of veteran features that would otherwise take decades to form naturally.

Grazing Regime Modification – Neutral Grassland Enhancement

The current hard sheep grazing regime results in a short, species-poor sward with limited flowering and structural variation.

To improve grassland condition toward species-rich neutral grassland, the following changes will be implemented:

- Reduction in stocking density.
- Transition from continuous sheep grazing to:
 - Seasonal cattle grazing (preferred), or
 - Mixed livestock grazing where feasible.
- Introduction of rest periods during spring and early summer to allow flowering and seed set.
- Removal of routine fertiliser inputs.
- Cessation of ivermectin-based wormers where possible (supporting dung invertebrates and associated fauna including badger foraging).

This regime will promote:

- Increased sward height variability.
- Greater forb abundance.
- Improved invertebrate resource.
- Enhanced small mammal habitat.

Replacement and Successor Tree Planting

To ensure long-term continuity of tree cover, new native trees will be planted within the parkland in carefully selected locations to maintain the open landscape character.

Key principles:

- Planting of locally appropriate native species reflecting historic character.

- Use of large standard or heavy standard stock to ensure establishment above grazing height.
- Protection using tree guards and stakes.
- Spacing to retain parkland openness and avoid future canopy coalescence.
- Phased planting to create staggered age structure.

This will address the current age gap and ensure succession beyond the lifespan of existing mature trees.

Ancient Woodland Regeneration and Underplanting

The adjacent ancient woodland exhibits limited natural regeneration, likely due to deer browsing pressure.

To restore structural diversity:

- Underplanting with locally appropriate native woodland species.
- Use of individual tree guards or deer-exclusion fencing.
- Monitoring of browsing pressure.
- Control of invasive or dominant competitive species if required.

Underplanting will focus on canopy gaps and shaded understorey areas to reinstate multi-layered woodland structure.

Deadwood Creation and Glade Formation

Deadwood resource is currently limited.

To enhance saproxylic habitat:

- Selective ring-barking of chosen trees to create standing deadwood.
- Retention of fallen timber in situ.
- Creation of habitat piles from arisings.
- Conversion of selected declining trees into monoliths where safe.

Within the woodland:

- Selective felling of small groups of trees to create glades.
- Irregular edge scalloping to increase ecotone habitat.
- Targeted canopy thinning to increase light penetration.

These measures will:

- Increase structural heterogeneity.
- Support woodland flora regeneration.
- Enhance invertebrate, bat and bird habitat.

Pond creation

A new wildlife pond will be created within a low-lying area of the site to increase habitat diversity and provide aquatic and marginal habitat connectivity with surrounding grassland and woodland features.

The pond will be designed with:

- Gently shelving margins (minimum 1:5 gradient) to create extensive shallow-water zones.
- Irregular planform to maximise edge habitat.
- Variable depth profile (up to c.1.5m in central zone).
- No artificial lining unless required by soil permeability.
- No fish stocking.

The margins will be allowed to colonise naturally, supplemented where necessary with locally appropriate native marginal and aquatic species. A 10m buffer of low-intensity managed grassland will be maintained around the pond to prevent nutrient enrichment and provide terrestrial habitat for amphibians and invertebrates.

The pond will increase habitat distinctiveness, provide breeding opportunities for amphibians, support aquatic invertebrates and contribute to overall Biodiversity Net Gain delivery.

Neutral Grassland Creation

Areas currently under species-poor pasture will be enhanced and, where appropriate, re-seeded to create species-rich neutral grassland.

- Creation measures will include:
- Cessation of fertiliser inputs.
- Soil nutrient reduction where required (e.g. green hay cut-and-remove regime).
- Introduction of a locally appropriate native wildflower seed mix of low nutrient requirement.
- Establishment phase cutting to control competitive grasses.
- Long-term management through low-intensity grazing or annual hay cut with arisings removed.

The objective is to establish a diverse sward containing a mix of fine grasses and native forbs, with structural variation suitable for invertebrates, small mammals and ground-nesting birds.

These measures will improve habitat condition, increase floristic diversity and contribute to the overall biodiversity uplift secured under the Biodiversity Net Gain strategy.

Native Hedgerow with Trees Enhancement

The native hedgerow will be planted with trees along the site boundary to strengthen habitat connectivity and provide screening, nesting and foraging opportunities for wildlife.

To achieve a “**species rich hedgerow with trees**” classification, native standard trees will be incorporated at regular intervals (approximately one tree every 20-30 metres), using species characteristic of the local landscape. Trees will be planted as heavy standards and protected with guards to prevent grazing damage.

The hedge will be managed on a sympathetic cutting rotation (no more than once every 2-3 years, outside the bird nesting season) to allow flowering and berry production, with trees allowed to mature uncut. This will create a structurally diverse boundary feature delivering enhanced ecological function and contributing to Biodiversity Net Gain objectives.

Watercourse Condition Enhancement

The on-site stream is currently assessed as being in **fairly poor condition**, largely due to intensive sheep grazing resulting in significant bank erosion, reduced marginal vegetation and high levels of livestock encroachment (currently categorised as **major / major encroachment** under the Statutory Metric condition criteria).

As part of the enhancement strategy, a new wildlife pond will be created adjacent to the watercourse, increasing habitat heterogeneity and providing hydrological and ecological connectivity with the stream corridor. This will diversify aquatic and marginal habitat availability and improve overall riparian function. This increases the condition score to moderate.

In parallel, grazing pressure within the surrounding parkland will be reduced and transitioned to a lower-intensity, more sensitive regime. The conversion of hard-grazed pasture to species-rich neutral grassland, together with naturalisation of the riparian margins, will allow:

- Recovery of marginal and emergent vegetation;
- Stabilisation of stream banks;
- Reduction in soil compaction and sediment input;
- Establishment of a more structurally diverse riparian buffer.

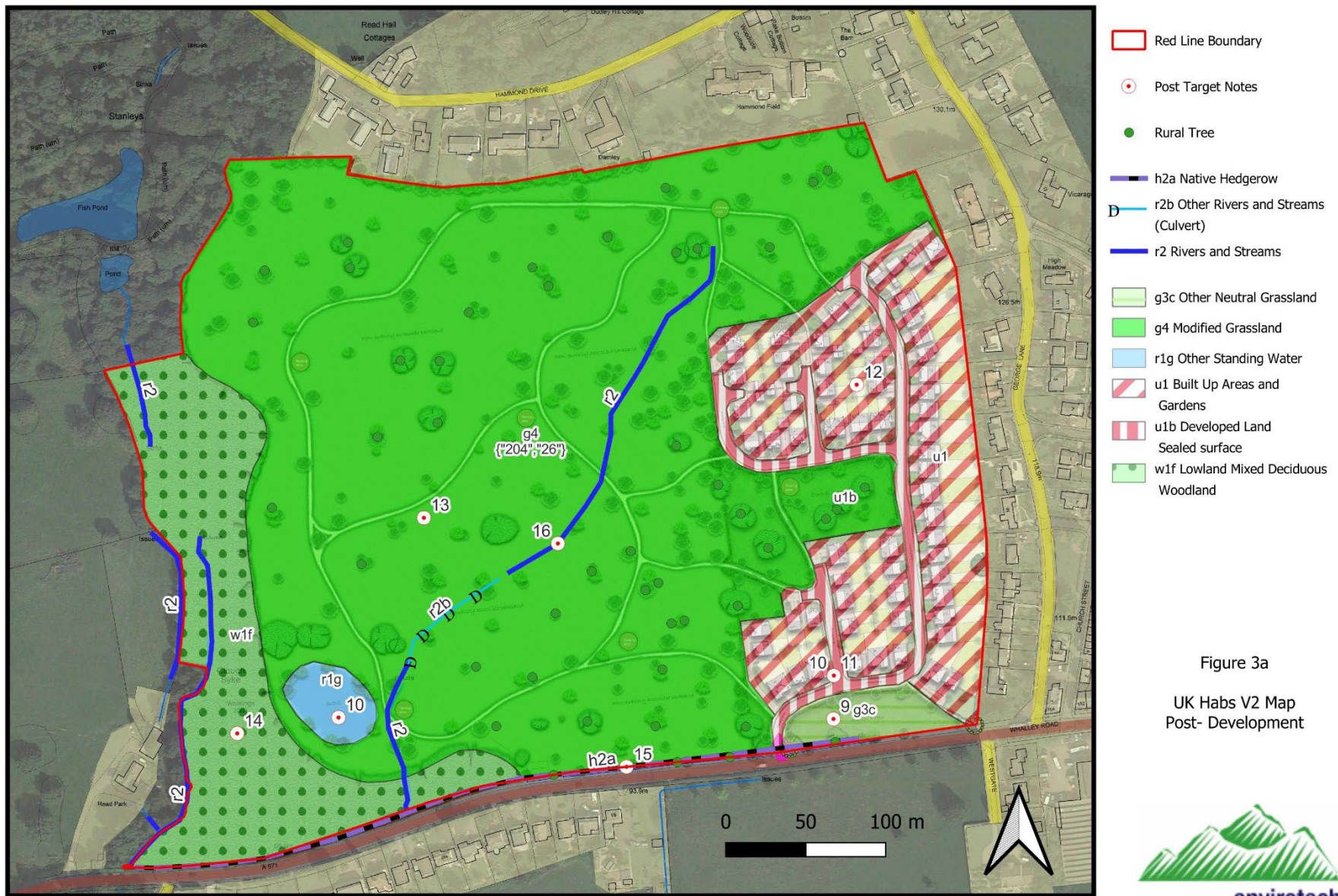
As a result, livestock encroachment will reduce from **major / major** to **minor / minor**, enabling the stream to achieve **moderate condition** over the management period in accordance with Statutory Biodiversity Metric criteria.

A culvert and woodland stream are retained.

There are no changes to default values for post development habitats garden and developed land sealed surface.

Details of the assumptions made to achieve the proposed conditions are found in Appendix B.





Change in Biodiversity Value

Under the current proposals set out in the Illustrative Landscape Plan (BASE PLANS DRAFT 12-General Arrangements Colour) there will be a GAIN of 25.84 habitat units (+15.70%), and a GAIN of 2.73 Hedgerow units (+140.06%) and a GAIN of 1.25 watercourse units (+16.83%). This is shown in Table 2.

Table 2. Change in Biodiversity Units Calculation

On-site baseline	Habitat units	164.61			
	Hedgerow units	1.95			
	Watercourse units	7.42			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	190.45			
	Hedgerow units	4.68			
	Watercourse units	8.67			
On-site net change (units & percentage)	Habitat units	25.84	15.70%		
	Hedgerow units	2.73	140.06%		
	Watercourse units	1.25	16.83%		
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	25.84			
	Hedgerow units	2.73			
	Watercourse units	1.25			
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	25.84			
	Hedgerow units	2.73			
	Watercourse units	1.25			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	15.70%			
	Hedgerow units	140.06%			
	Watercourse units	16.83%			
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	164.61	181.07	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	1.95	2.14	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	7.42	8.16	0.00	No additional watercourse units required to meet target ✓

REFERENCES

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023), UK Habitat Classification - Habitat Definitions V2.01 at <http://ukhab.org>

Natural England 2025. Natural England The Statutory Biodiversity Metric User Guide.

APPENDIX A – BASELINE DETAILED CONDITION ASSESSMENTS

This appendix presents the assessment of the post-development habitats against the condition sheets in the statutory biodiversity metric technical supplement published by Natural England, 2023. Any deviations from the published guidance is explained and justified.

UK Hab	Condition Sheet	Other Habitat Criteria Score									Total Score	Condition Assessment	Notes
		C1	C2	C3	C4	C5	C6	C7	C8	C9			
Artificial unvegetated, unsealed surface	Not assessed										-	-	
Wood-pasture and parkland	Vegetated Garden	F	F	F	P	F	F	F	P		2	Poor	One veteran tree, condition 1 requires "trees" plural. Sheep grazed, stock damage to trees. Modified grassland. Single age trees
Rural trees	Rural trees	P	P	P	P	P	P				6	Good	Veteran tree
Key: P – Criteria passed F – Criteria failed													
Appendix Table B1: Condition Assessment for Area Habitats													

UK Hab	Hedgerow Criteria Score										Condition Assessment	Notes
	A1	A2	B1	B2	C1	C2	D1	D2	E1*	E2*		
Species-rich native hedgerow	P	P	F	P	F	P	P	F			Moderate	Roadside hedge heavily flailed
Key: P – Criteria passed F – Criteria failed * - Application to Hedgerows with trees only												
Appendix Table B2: Hedgerow Condition Assessment												

UK Hab	Condition Sheet	Other Habitat Criteria Score													Total Score	Condition Assessment	Notes
		C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13			
Lowland mixed deciduous woodland	WOODLAND AND FOREST	2	1	2	2	3	1	1	3	3	1	1	2	2	24	Poor	Deer browsing, single age structure, little deadwood, NVC woodland community present
Key to woodland condition assessment: 3 (points) = Good 2 (points) = Moderate 1 (point) = Poor Total score >32 – Good Total score 26 – 32 – Moderate Total score <26 – Poor																	
Appendix Table B3: Woodland Condition Assessment																	



Modular River Survey

River Condition Assessment

for Biodiversity Metric 2.0

This is to certify that

Andrew Gardner

successfully gained skills in: conducting MoRPh field surveys and River Type desk studies, recording data using the RCA information system, and interpreting RCA Indicators and Scores for baseline and post-intervention BM2.0 River Metric assessments.

16th July 2021

Dr Helen Moggridge,
Modular River Survey Team

APPENDIX B – POST DEVELOPMENT DETAILED CONDITION ASSESSMENTS

This appendix presents the assessment of the post-development habitats against the condition sheets in the statutory biodiversity metric technical supplement published by Natural England, 2023. Any deviations from the published guidance is explained and justified.

UK Hab	Condition Sheet	Other Habitat Criteria Score									Total Score	Condition Assessment	Notes
		C1	C2	C3	C4	C5	C6	C7	C8	C9			
Vegetated Gardens	Not assessed										-	-	
Developed land; sealed surface	Not assessed										-	-	
Other neutral grassland	Grassland	P	P	F	P	P	F				4	Moderate	Newly created wildflower pocket park
Pond	Pond	P	P	P	F	F	P	P	P	P	7	Moderate	New pond
Wood-pasture and parkland	Wood-pasture and parkland	P	P	F	P	P	P	P	P		7	Good	One veteran tree in baseline condition 1 requires “trees” plural. Additional trees veteranized via management. Cattle grazed, grassland reverts to other neutral grassland, no stock damage to trees. New trees planted
Rural trees	Rural trees	P	P	P	P	P	P				6	Good	Veteran tree retained
Key: P – Criteria passed F – Criteria failed													
Appendix Table B1: Condition Assessment for Area Habitats													

UK Hab	Hedgerow Criteria Score										Condition Assessment	Notes
	A1	A2	B1	B2	C1	C2	D1	D2	E1*	E2*		
Species-rich native hedgerow with trees	P	P	F	P	F	P	P	F	F	P	Moderate	Roadside hedge heavily flailed but back planted with trees to create hedgerow with trees
Key: P – Criteria passed F – Criteria failed * - Application to Hedgerows with trees only												
Appendix Table B2: Hedgerow Condition Assessment												

UK Hab	Condition Sheet	Other Habitat Criteria Score													Total Score	Condition Assessment	Notes
		C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13			
Lowland mixed deciduous woodland	WOODLAND AND FOREST	2	1	3	3	3	2	2	3	3	2	1	2	2	29	Moderate	Woodland under planted. Glades opened. Standing deadwood created via ring barking
Key to woodland condition assessment: 3 (points) = Good 2 (points) = Moderate 1 (point) = Poor Total score >32 – Good Total score 26 – 32 – Moderate Total score <26 – Poor																	
Appendix Table B3: Woodland Condition Assessment																	