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Biodiversity Net Gain Statement

Station Road

Warnham

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EXECUTIVE SUMMARY

Ecosurv Ltd have been instructed to provide a Biodiversity Net Gain (BNG) Statement regarding the proposed development at Station Road, Warnham.

BNG is the desired result of a process applied to development so that overall, there is a positive outcome for biodiversity. The process itself follows the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly compensate for unavoidable impacts on or off site.

To demonstrate a positive biodiversity outcome using this process, the project is assessed against the Construction Industry Research and Information Association (CIRIA), the Chartered Institute of Ecology and Environmental Management (CIEEM), and the Institute of Environmental Management and Assessment (IEMA) Biodiversity Net Gain Good Practice Principles. The statutory biodiversity metric (hereafter referred to as the Metric) has been used to quantify the biodiversity value of existing habitats present on site, and those proposed under the current design of the post-development landscape.

The proposed development site comprised of a small holding, featuring areas of modified grassland, bare ground, buildings and individual trees, Lowland mixed deciduous woodland is present to the peripheries of the site.

The off-site areas are comprised predominantly of poor-quality modified grassland.

The proposals are for the development of multiple residential houses and flats with associated infrastructure and landscaping. This will involve the removal of most of the vegetation on the site.

As part of the BNG strategy of the site three areas of modified grassland north of the site are to be converted into two areas of woodland and other neutral grassland with a pond.

No irreplaceable habitats are present within the proposed development site or will be impacted by the development.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.67
	<i>Hedgerow units</i>	0.01
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	18.63%
	<i>Hedgerow units</i>	12.58%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

The conclusion of this Metric is that there will be total net unit change of +0.67 habitat and +0.01 hedgerow units. This equates to a 18.63% and 12.58% gain respectively. Trading rules have been satisfied under this calculation.

Appropriate habitat creation and future management measures should be implemented to ensure successful establishment of significant on-site habitats and their maintenance in a favourable condition. Such measures will be stipulated in the BNG Habitat Management and Monitoring Plan, which is focused on the delivery of long-term management and monitoring of created or enhanced features.

In accordance with BS8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification “Biodiversity enhancement measures that supplement the projects Biodiversity Net Gain Targets and are outside the scope of a metric, should be described and where possible quantified. It is recommended that integrated bird and bat boxes are installed to the new properties on the site. The inclusion of such features would therefore add further improvements to biodiversity gain than that demonstrated within the calculations outlined within this statement.

1 INTRODUCTION

Ecosurv Ltd were instructed by Wienerberger Ltd to provide a Biodiversity Net Gain Statement for the proposed development at Station Road, Warnham. The preparation of this report has been undertaken by Harry Cuthbert MSc BSc (Hons).

1.1 Project Information

The site is centred on Grid Reference TQ1695634020 and can be accessed by Station Road (Figure 1). The assessment focused on the application site, as well as all habitats in the immediate surrounding area (where access was available).

The proposed development site comprised of a small holding, featuring areas of modified grassland, bare ground, buildings and individual trees, Lowland mixed deciduous woodland is present to the peripheries of the site.

The off-site areas are comprised predominantly of poor-quality modified grassland.

The proposals are for the development of multiple residential houses and flats with associated infrastructure and landscaping. This will involve the removal of most of the vegetation on the site.

As part of the BNG strategy of the site three areas of modified grassland north of the site are to be converted into two areas of woodland and other neutral grassland with a pond and individual trees.

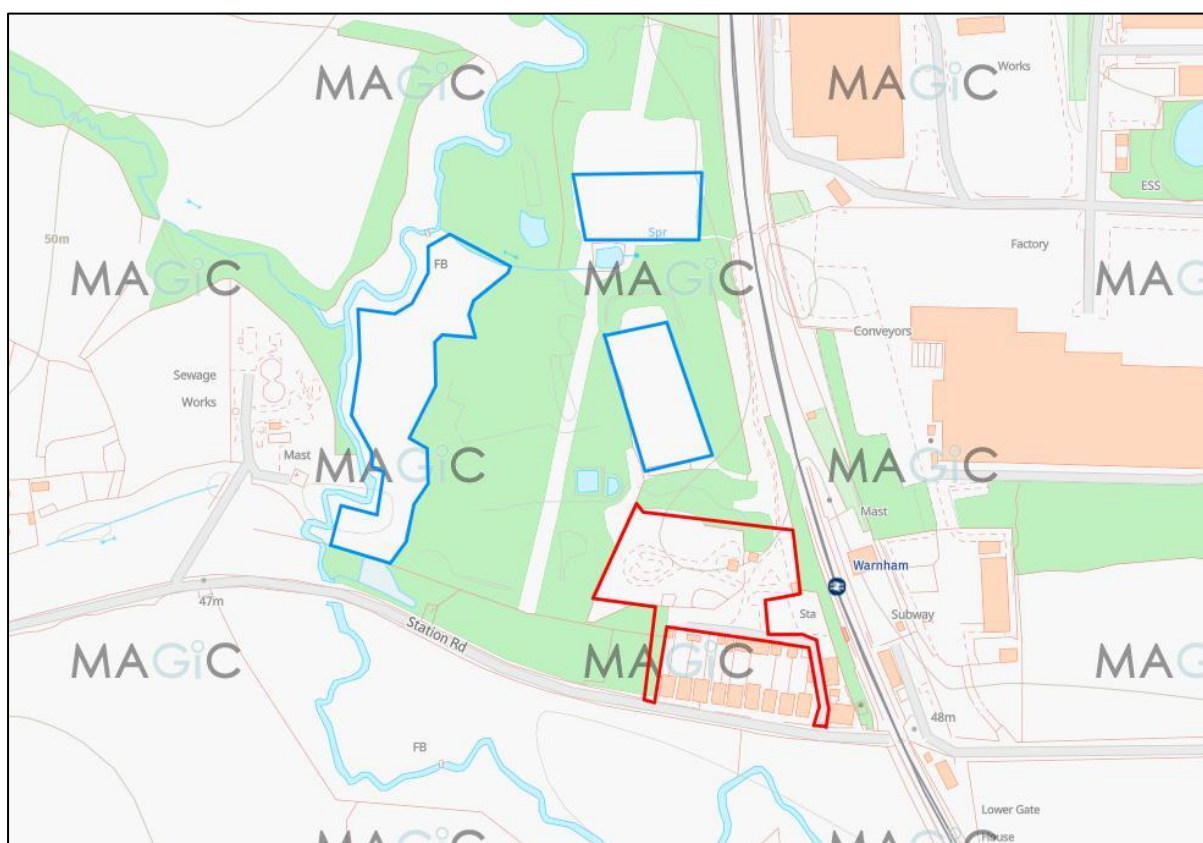


Figure 1. Site location plan.
(© Crown Copyright Ordnance Survey).

1.2 Biodiversity Net Gain

BNG is the end result of a process applied to development so that overall, there is a positive outcome for biodiversity. The process itself follows the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly restore / rehabilitate losses of biodiversity on-site. Only as a last resort, residual losses are compensated for using biodiversity offsets, which are distinguished from other forms of mitigation in that they are off the development site. BNG assessment reports are intended to provide a detailed insight into the adherence of a Proposed Development to the BNG Good Practice Principles.

To demonstrate a positive biodiversity outcome using this process, the project is assessed against the Construction Industry Research and Information Association (CIRIA), the Chartered Institute of Ecology and Environmental Management (CIEEM), and the Institute of Environmental Management and Assessment (IEMA) Biodiversity Net Gain Good Practice Principles. The Statutory Biodiversity Metric (hereafter referred to as the Metric) has been used to quantify the biodiversity value of existing habitats present on site, and those proposed under the current design of the post-development landscape.

The benefit of undertaking a BNG assessment at this stage in the planning process is that results can be used to: Inform the ongoing design of ecological and landscape mitigation; Identify whether current Proposed Development design will likely achieve a net gain, net loss, or no net loss (NNL) for biodiversity; and Demonstrate policy compliance in support of any decision-making.

Adopting a BNG approach can account for biodiversity losses which were previously not fully assessed and mitigated for, via legal and planning systems. Whilst some species are extensively protected, many are not; with the consequence that development can be 'legally compliant' but still result in biodiversity loss. The BNG approach guards against this, enabling development to contribute towards the national and global target of halting biodiversity loss by 2020 (DEFRA, 2011), and towards local and national strategies (listed below) for conserving and enhancing wildlife. BNG assessments allow stakeholders to demonstrate adherence to national legislation and local policy concerning biodiversity.

1.3 Relevant Legislation and Policy

This BNG assessment has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- The Natural Environment and Rural Communities (NERC) Act 2006;
- The UK Post-2010 Biodiversity Framework (2011-2020) (JNCC and DEFRA, 2012);
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2011);
- UK Biodiversity Action Plan (UKBAP)1;
- The National Planning Policy Framework (NPPF) 2019 (DCLG, 2012);
- UK Government's 25 Year Environmental Plan (DEFRA, 2018);

2 METHODS

A summary of the BNG assessment methods and details of project-specific data sources, assessment limitations, and assumptions are provided in the following section.

2.1 Overview

This assessment aims to utilise the DEFRA Statutory Biodiversity Metric to quantify the existing biodiversity value of the proposed development site and the anticipated change in biodiversity units resulting from the development proposals.

It is important to recognise that the quantification of biodiversity is one of several factors to be considered when assessing the impact of the Proposed Development on biodiversity. Please note that this BNG assessment report does not cover potential impacts of the Proposed Development on protected species and designated sites.

This report has been produced in accordance with the methodology set out in the following guidance documents:

- Statutory Biodiversity Metric Calculation Tool
- Statutory Biodiversity Metric User Guide;
- Statutory Biodiversity Metric Condition Sheets
- UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at www.ukhab.org).

2.2 BNG Assessment

This BNG assessment uses the following industry recognised best practice methodologies:

- CIEEM, IEMA & CIRIA (2016). Biodiversity Net Gain: Good Practice Principles for Development;
- CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide;
- BS8683:2021 – Process for designing and implementing Biodiversity Net Gain – Specification

2.2.1 Baseline Assessment

Habitat Mapping

The proposed development site was subject to a habitat survey and mapped as different habitat types using the habitat classifications detailed within the UK Habitat Classification User Manual.

Habitat maps were digitised and area calculations for each UK Habitat Classification habitat type present within the site were undertaken using QGIS. Area measurements are provided in hectares with linear features measured in kilometres.

Condition Assessment

Each area of habitat was assigned a condition score based on the relevant statutory biodiversity metric condition assessment as per the Statutory Biodiversity Metric User Guide.

Habitat parcels are assigned one of three categories: Good, Moderate or Poor. Where condition varies across an area of the same habitat type, the habitat will be split into separate parcels, each assigned a different condition category. Several habitat categories are allocated a fixed condition score and do not need the condition assessed as per the User Guides.

Completed habitat condition sheets for each parcel of habitat are provided within the appendices where appropriate.

Baseline Calculation

The Statutory Biodiversity Metric Calculation Tool is used to calculate biodiversity units for the existing baseline conditions within the proposed development area.

Habitat type, area (ha) and condition score are inputted into the metric for each habitat parcel or feature present within the proposed development site.

The metric assigns a 'Distinctiveness' category and score to each habitat parcel.

A 'Strategic Significance' score is then assigned to each habitat parcel. The assessment of strategic significance is based on local planning policy in the first instance. For example, if the site is located within a Nature Recovery Area then it would be of 'High Strategic Significance'. Areas of 'Moderate Strategic Significance' would be classified as areas not formally designated, but which are ecologically desirable. 'Areas of Low Strategic Significance' are those which do not meet the above criteria.

The metric then calculates Biodiversity Units for each habitat parcel and a total number of Biodiversity Units for the proposed development area.

2.2.2 Post Intervention Calculations

Areas of habitat to be retained within the proposed development are specified within the metric. Data is then input into the metric for new areas of habitat creation, alongside any proposed habitat enhancements.

The same criteria detailed within the baseline assessment are input for each habitat parcel, as well as an additional criterion for any off-site creation/enhancement proposed. A spatial risk category is associated with any off-site works. This spatial risk category specifies whether the proposed off-site mitigation is within the same local authority as the proposed development site, within an adjacent local authority or beyond the neighbouring authority.

The metric tool pre-assigns a difficulty level associated with each type of habitat creation proposed and a temporal category based on the likely time taken to reach the assigned target condition.

For habitat enhancement the metric identifies the change in distinctiveness and condition of the habitat. Full details are provided within the Statutory Biodiversity Metric User Guide.

2.2.3 Biodiversity Metric Calculation

Once both the pre-development and post-development habitat calculations have been assessed, the metric provides the results in a range of tables and graphs. These highlight whether biodiversity losses or gains have been achieved based on pre and post development Biodiversity Units. The metric presents a total net unit change and a total net percentage change.

2.3 Limitations and Assumptions

The list of habitats provided in the DEFRA calculator are not all directly comparable with the habitats within the development both pre-and post-construction. As a result, professional judgement has been used to best match pre- and post-construction habitat types to those available within the DEFRA calculator.

Only direct impacts within the red line boundary of the Proposed Development were considered at this time. Any impacts on protected species, and indirect habitat impacts (including dust, shading and nutrient deposition) should be addressed separately from this assessment.

The 'Tree Helper' function within the metric has been used to provide area equivalents of any baseline and proposed Individual trees. The area of the trees has been used in addition to the site area.

3 ON-SITE BASELINE HABITATS

3.1 Overview

The condition assessment of habitats was undertaken during site visits carried out in March and September 2025. There were no irreplaceable habitats or statutory designated sites within the site, therefore, these are not discussed further within this report. There were no watercourses or hedgerows present within the baseline or Proposed Development, therefore, watercourse and hedgerow units were not assessed and are not discussed further within this report.

3.2 On-site Habitat Summary

The proposed development site comprised of a small holding, featuring areas of modified grassland, bare ground, buildings and individual trees, Lowland mixed deciduous woodland is present to the peripheries of the site.

The off-site area is comprised predominantly of poor-quality modified grassland.

A summary and description of the baseline habitats is provided within Tables 1 and 2 below. The distribution of habitats is presented within figure 3.

Table 1. On-site Area habitat summary

Broad Habitat Category	Habitat Type	Area (ha)	Description	Condition
Urban	Developed land; sealed surface	0.0379	Hardstanding areas comprising of the access roads to the site. There are two buildings present on site, as well as some small agricultural related structures. The first building is an open barn structure, with corrugated iron panelling and roof, and an open section on the northern elevation. The second building is a single storey structure with timber cladding and corrugated iron roof. The other agricultural related buildings is a metal container, and a small chicken shed made from timber cladding and corrugated iron roof.	N/A - Other
Woodland and Forest	Lowland mixed deciduous woodland	0.0783	To the north and western boundaries of the site is mature lowland mixed deciduous woodland. This habitat parcel connects to the nearby ancient woodland north of the site. Comprised predominantly of oak, with other species present such as silver birch, ash and horse chestnut.	Moderate
Lakes	Ponds (priority habitat)	0.0006	There are two ponds present within the red line boundary. One pond located to the south of the site is small and unvegetated, used for the fowl which are being kept on site. The other is on the northern boundary, with only a small section cutting within the development area. This pond is heavily shaded	Poor

			from surrounding vegetation and trees, as well as containing a large patch of algae. The only macrophyte noted within the pond is water mint <i>Mentha aquatica</i> .	
Urban	Bare ground	0.215	Bare ground was present predominantly within the eastern and southern portion of the site. It is associated with areas where the fowl is being kept and vehicle tracks. The habitat supports minimal species, with some ruderal species present around the boundary of the eastern portion of bare ground. This was comprised of nettle <i>Urtica dioica</i> , cleavers <i>Galium aparine</i> , bramble <i>Rubus fruticosus</i> , rosebay willowherb <i>Chamaenerion angustifolium</i> and teasel <i>Dipsacus fullonum</i> .	Poor
Grassland	Modified grassland	0.5653	This habitat formed one of the most extensive habitats on site. The majority of the sward length is less than 5cm. In the northern edges of the site, the grassland was more unmanaged and had a higher sward length of around 20cm. Species comprised predominantly of perennial ryegrass <i>Lolium perenne</i> , tufted hairgrass <i>Deschampsia cespitosa</i> and sedge <i>Carex sp.</i> Forb species comprised of white clover <i>Trifolium repens</i> , ribwort plantain <i>Plantago lanceolata</i> , dandelion <i>Taraxacum officinale</i> , daisy <i>Bellis perennis</i> , yarrow <i>Achillea millefolium</i> , garlic mustard <i>Alliaria petiolate</i> , field thistle <i>Cirsium discolor</i> , common hogweed <i>Heracleum sphondylium</i> , broadleaf plantain <i>Plantago major</i> , snowdrops <i>Galanthus nivalis</i> , dock <i>Rumex sp.</i> , lords and ladies <i>Arum maculatum</i> , creeping buttercup <i>Ranunculus repens</i> , forget-me-not <i>Myosotis sylvatica</i> , daffodil <i>Narcissus pseudonarcissus</i> , primrose <i>Primula vulgaris</i> and giant hogweed <i>Heracleum mantegazzianum</i> .	Poor
Individual trees	Rural tree	0.0651	16 small individual trees comprised of Cypress <i>Cupressus sempervirens</i> , Ash <i>Fraxinus excelsior</i> , Hazel Alder <i>Alnus serrulate</i> , Horse Chestnut <i>Aesculus hippocastanum</i> , Silver Birch <i>Betula pendula</i> and Beech <i>Fagus sylvatica</i> .	Moderate
Individual trees	Rural tree	0.0326	2 medium individual trees comprised of Ash, English Oak <i>Quercus robur</i> , and European pear <i>Pyrus communis</i> .	Moderate
Individual trees	Rural tree	0.0733	2 large individual trees comprised of an Oak tree and Scots Pine <i>Pinus sylvestris</i> .	Moderate

A summary of hedgerow habitats is provided in Table 2 below. The distribution of hedgerows is presented within Figure 3.

Table 2. Hedgerow summary

Hedge Number	Habitat Type	Length (km)	Description	Condition
1	Native hedgerow	0.012	Within the south western boundary there is a small section of hedge comprised of Ash <i>Fraxinus excelsior</i> , Elder <i>Sambucus nigra</i> , Holly <i>Ilex aquifolium</i> and Hawthorn <i>Crataegus monogyna</i>	Moderate

Table 3. Off-site Area habitat summary

Broad Habitat Category	Habitat Type	Area (ha)	Description	Condition
Grassland	Modified grassland	0.7	A large area of poor quality of grassland comprised predominantly of perennial ryegrass with some isolated patches of timothy grass <i>Phleum pratense</i> , tufted hairgrass and cocksfoot grass <i>Dactylis glomerata</i> . Forb species were comprised of creeping buttercup, field thistle, silverweed <i>Argentina anserina</i> and Himalayan balsam <i>Impatiens glandulifera</i> .	Poor
Grassland	Modified grassland	0.27	A smaller area of poor-quality grassland comprised predominantly of perennial ryegrass. Forb species comprised of ragwort, creeping buttercup, field thistle, self-heal <i>Prunella vulgaris</i> , white clover and broadleaf plantain. Additionally, there are patches of bramble <i>Rubus fruticosus</i> to the east of the habitat.	Poor
Grassland	Modified grassland	0.18	Similar patch of habitat to the above, however patches of bramble are more prominent. Comprised predominantly of perennial ryegrass. Forb species comprised of ragwort, creeping buttercup, field thistle, self-heal <i>Prunella vulgaris</i> , white clover and broadleaf plantain.	Poor

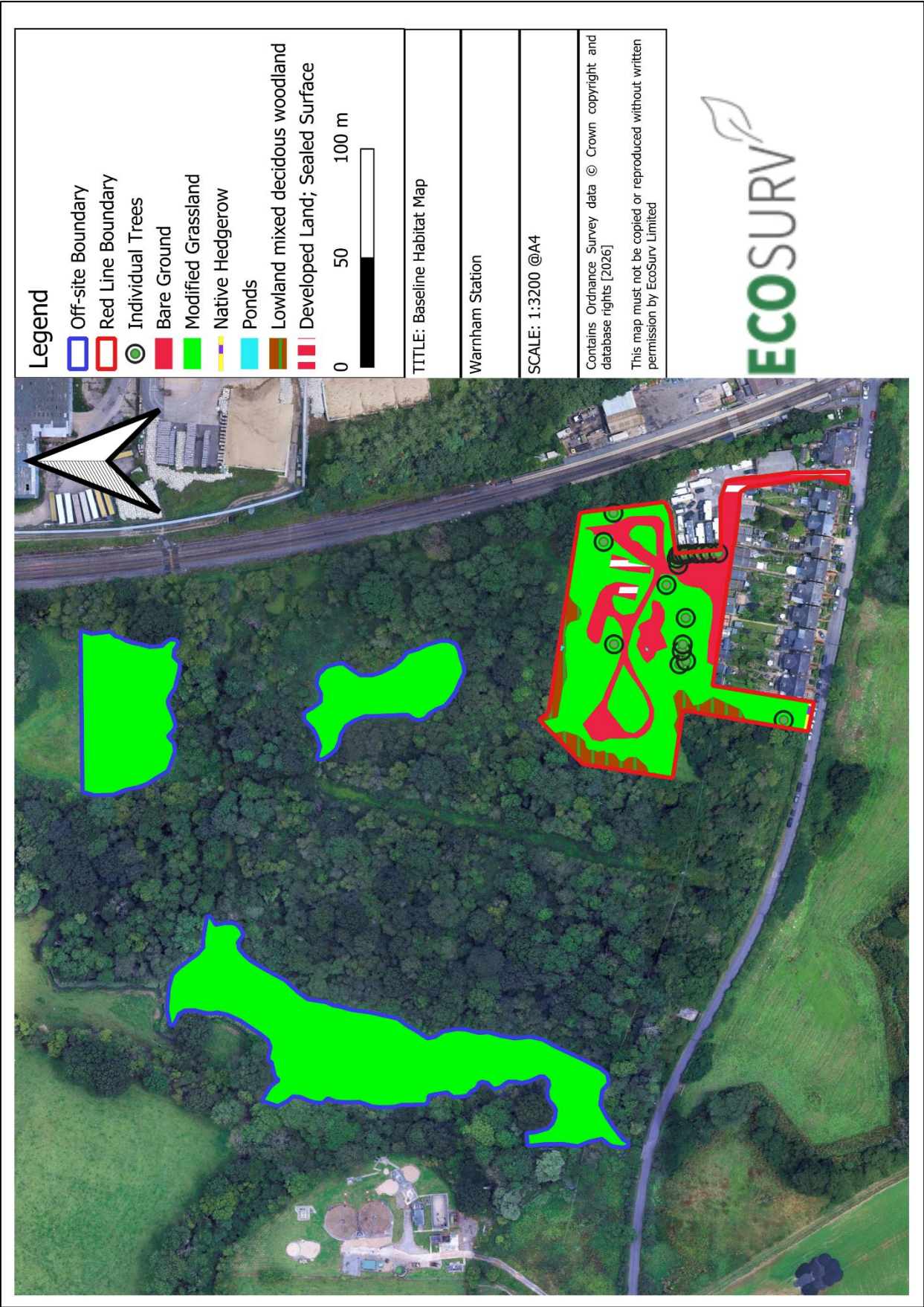


Figure 2. Baseline Habitat Map.

4 PROPOSED DEVELOPMENT

4.1 Habitat Loss, Retention & Enhancement from Baseline

The proposals are for the development of multiple residential houses and flats with associated infrastructure and landscaping. This will involve the removal of most of the vegetation on the site.

As part of the BNG strategy of the site three areas of modified grassland north of the site are to be converted into two areas of woodland and other neutral grassland with a pond and individual trees.

A summary of the habitats to be lost, retained and enhanced from the sites baseline is presented in table 4 below.

Table 4. Summary of on-site habitat loss, retention & enhancement from baseline

Broad Habitat	Habitat Type	Condition	Baseline Area (ha)	Area Lost (ha)	Area Retained (ha)	Area Enhanced (ha)
Urban	Developed land; sealed surface	N/A - Other	0.0379	0.0379	0	
Woodland and Forest	Lowland mixed deciduous woodland	Moderate	0.0783	0	0.0783	
Lakes	Ponds (non-priority habitat)	Poor	0.0006	0	0.0006	
Urban	Bare ground	Poor	0.215	0.215	0	
Grassland	Modified grassland	Poor	0.5653	0.5653	0	
Individual trees	Rural tree	Moderate	0.0651	0.0325	0.0326	
Individual trees	Rural tree	Moderate	0.0326	0.0326		
Individual trees	Rural tree	Moderate	0.0733	0.0367	0.0366	

Table 5. Summary of hedgerow loss, retention & enhancement from baseline

Habitat Type	Condition	Baseline Length (km)	Length Lost (km)	Length Retained (km)	Length Enhanced (km)
Native hedgerow	Moderate	0.012	0.012	0	-

Table 6. Summary of off-site habitat loss, retention & enhancement from baseline

Broad Habitat	Habitat Type	Condition	Baseline Area (ha)	Area Lost (ha)	Area Retained (ha)	Area Enhanced (ha)
Grassland	Modified grassland	Poor	0.7	0.7	0	

Grassland	Modified grassland	Poor	0.27	0.27	0	
Grassland	Modified grassland	Poor	0.18	0.18	0	

4.2 Proposed post-development Habitats

A summary of the on-site habitats to be created is presented in Table 7 below. The proposed development plans are shown in Figure 4.

Table 7. Summary of on-site created habitats

Broad Habitat Category	Habitat Type	Area (ha)	Condition Targeted	Notes/ Reference
Urban	Developed land; sealed surface	0.4168	N/A - Other	Road infrastructure and proposed buildings.
Urban	Vegetated garden	0.1521	Condition Assessment N/A	Vegetated gardens.
Grassland	Other neutral grassland	0.1044	Moderate	Small pockets of wildflower grassland to be created on site.
Urban	Artificial Unvegetated; Unsealed surface	0.017	N/A - Other	Areas of grasscrete.
Heathland and shrub	Mixed scrub	0.1281	Poor	Areas of scrub to be planted within woodland buffer
Individual Trees	Urban Tree	0.0489	Moderate	12 individual trees to be planted across the site.

4.3 Proposed off-site post-development Habitats

A summary of the off-site habitats to be created is presented in Table 8 below. The proposed development plans are shown in Figure 4.

Table 8. Summary of off-site created habitats

Broad Habitat Category	Habitat Type	Area (ha)	Condition Targeted	Notes/ Reference
Woodland and forest	Lowland mixed deciduous woodland	0.45	Poor	Smaller grassland areas to be converted into woodland, to complement the surrounding habitats.

Lakes	Ponds (non-priority habitat)	0.1	Moderate	One small pond to be created within the western grassland area.
Grassland	Other neutral grassland	0.6	Poor	Wildflower meadow to surround the pond area.

Table 9. Summary of off-site created hedgerows

Hedge Number	Habitat Type	Area (ha)	Condition Targeted	Notes/ Reference
1	Native Hedgerow	0.012	Moderate	Small strip of hedgerow to be created within the western grassland area.

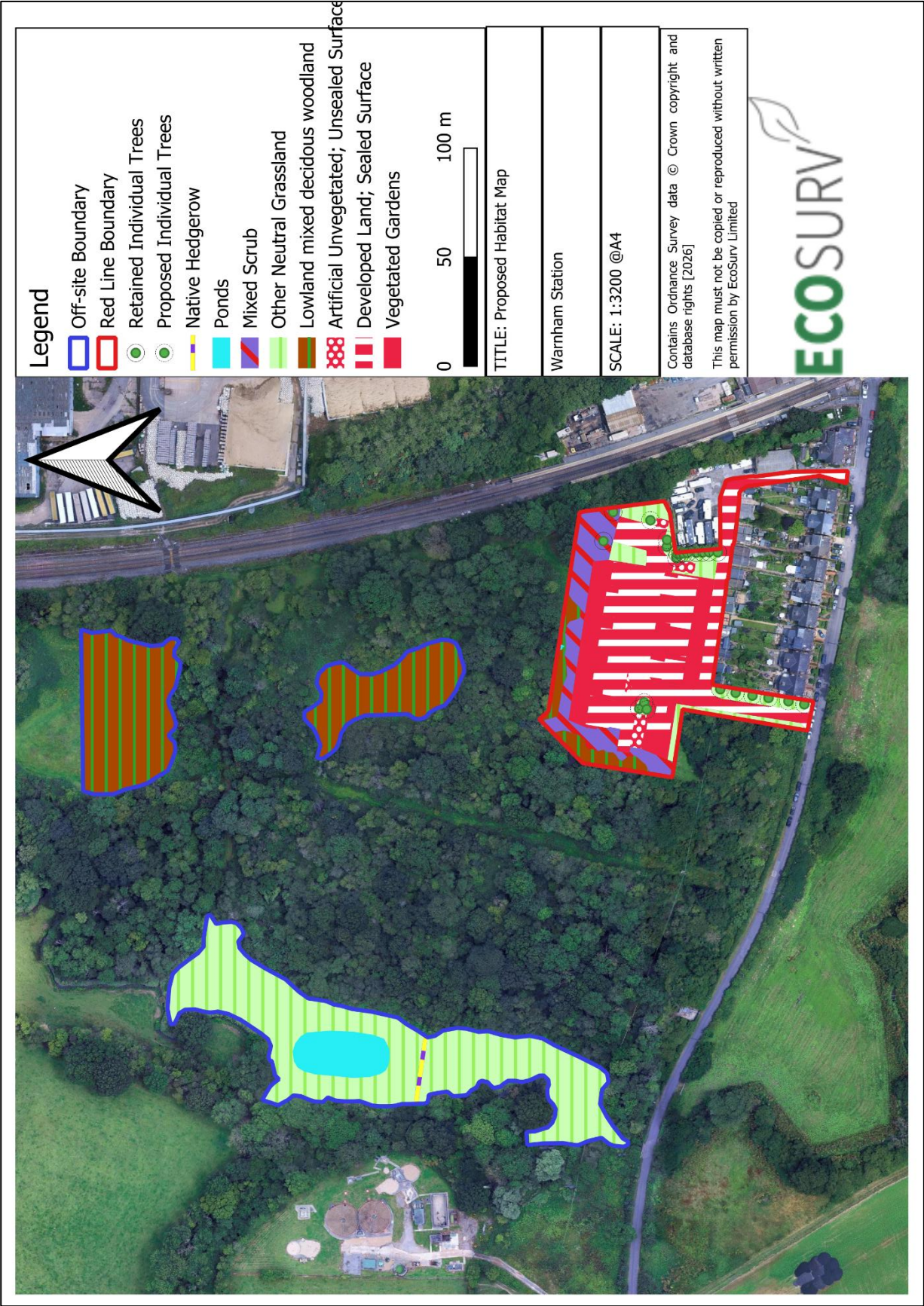


Figure 3. Proposed Habitat Plan

5 BNG METRIC RESULTS

The completed metric spreadsheet, including the full calculations that lead to the final biodiversity unit scores are submitted separately to this report. The headline results are provided below. The conclusion of this Metric is that there will be total net unit change of +0.67 habitat and 0.01 hedgerow units. This equates to a 18.63% and 12.58% gain respectively. Trading rules have been satisfied under this calculation.

Table 10. Headline Results

On-site baseline	Area habitat units	3.61	
	Hedgerow units	0.05	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	3.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-0.61	-16.85%
	Hedgerow units	-0.05	-100.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	2.30	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	3.58	
	Hedgerow units	0.05	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	1.28	55.71%
	Hedgerow units	0.05	N/A
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.67	
	Hedgerow units	0.01	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	0.67	
	Hedgerow units	0.01	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	18.63%	
	Hedgerow units	12.58%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

5.1 Trading Summary

Trading rules have been satisfied under this calculation. The habitat and hedgerow trading summaries are provided below.

Table 11. Trading Summary

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required - bespoke compensation option A	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	Yes ✓
Low	Same distinctiveness or better habitat required 2	Yes ✓

Table 12. Hedgerow Trading Summary

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

6 BNG GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT

The table below discusses adherence of the Proposed Development to each of the BNG Good Practice Principles.

Table 13. BNG Good Practice Principles.

Principle	Description	Evidence	Current Outcome
1. Apply the mitigation hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.	Impacts to high and medium distinctive habitats avoided where possible and compensated on site when needed.	Achieved
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve No Net Loss or Net Gain.	No irreplaceable habitats will be impacted by the proposed development.	Achieved
3. Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible.	The BNG outcome is to be shared with relevant stakeholders through delivery of the proposed development.	Achieved
4. Address risks	Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.	The BNG assessment used industry recognised risk multipliers from the Metric.	Achieved

5. Make a measurable Net Gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	The BNG assessment determined a quantitative net gain in habitat units.	Achieved
6. Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when: Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses; Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation; Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels; Enhancing existing or creating new habitat. Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.	At the time of writing, this BNG assessment used the most recent data and followed a rigorous method and QA process.	Achieved
7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations i.e., do not deliver something that would occur anyway.	Proposals to incorporate species-specific enhancements such as integrated bird nesting and bat boxes.	Achieved
8. Create a Net Gain legacy	Ensure Net Gain generates long-term benefits by: Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity; Planning for adaptive management and securing dedicated funding for long-term management;	Management and monitoring of proposed habitats should be outlined within a Biodiversity Management and Monitoring Plan. Measures to secure the establishment and maintenance of habitats in a favourable condition, in perpetuity should be secured by	Achieved

	Designing Net Gain for biodiversity to be resilient to external factors, especially climate change; Mitigating risks from other land uses; Avoiding displacing harmful activities from one location to another; Supporting local-level management of Net Gain activities.	way of Section 106, restrictive titles, conservation covenants etc.	
9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.	Net gain has been achieved on site. The landscaping proposed offers more variety in terms of structure and diversity, than the existing habitats	Achieved
10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.	The BNG outcome is to be shared with relevant stakeholders through delivery of the Scheme.	Achieved

7 IMPLEMENTATION

A selection of a range of trees, including flowering and fruiting varieties, will create some value for invertebrates, birds and small mammals. This approach to improving biodiversity means that the habitats on site can support a range of species and provide other food sources, which will then provide a benefit to the larger fauna in the local area.

7.1 Source and Species

Flowering vegetation will attract a range of butterflies, moths and insects which will in turn provide a food source for birds, bats, other mammals and amphibians. The

New planting within the site will consist of native, locally grown species wherever possible and should be suitable for planting. Should these not be obtainable locally, alternative suppliers shall be identified to provide appropriate specimens grown elsewhere within the UK.

Species planted should mostly comprise of a similar species mix to that found in the local area and surrounding the site. However, the provision of some other native species not common to the area should also be included considering the potential impact of future global warming. **Ash *Fraxinus excelsior* trees should not be planted at present** until a reliable source of this species can be found that is unaffected by Ash dieback disease.

7.2 Biodiversity Measures Outside the Metric Calculation

In accordance with BS8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification “Biodiversity enhancement measures that supplement the projects Biodiversity Net Gain Targets and are outside the scope of a metric, should be described and where possible quantified.

It is recommended that integrated bird and bat boxes are installed within the new properties on site.

7.3 Biodiversity Net Gain Management and Monitoring Plan

The BNG Habitat Management and Monitoring plan is a document that focuses on the delivery of long-term management and monitoring of created or enhanced habitat features. For example, a BNG HMMP plan would typically provide detailed management and maintenance information for years 1 – 5 and with broader management aims for the lifetime of the BNG commitment, e.g., the lifetime of the project impacts or 30 years.

- Plans shall be concise, proportionate and SMART. i.e., each target set is Specific to a feature that can be Measured accurately, reasonably achievable within the project scope and time bounded.
- Proposals for monitoring, including methods, frequency and timing should be included, as well as setting out the reporting procedures and options for remedial works, if needed.
- The roles, responsibilities and competency requirements of those involved in implementing the BNG HMMP should be clearly stated and secured.
- Legal, financial and other resource requirements for delivery of the BNG HMMP should be detailed.
- Maps and drawings should be provided in spatially accurate digital drawings, e.g., using GIS to allow accurate monitoring.

8 CONCLUSION

The conclusion of this Metric is that there will be total net unit change of +0.67 habitat and +0.01 hedgerow units. This equates to a 18.63% and 12.58% gain respectively. Trading rules have been satisfied under this calculation.

Appropriate habitat creation and future management measures should be implemented to ensure successful establishment of significant on-site habitats and their maintenance in a favourable condition. Such measures will be stipulated in the BNG Habitat Management and Monitoring Plan, which is focused on the delivery of long-term management and monitoring of created or enhanced features.

In accordance with BS8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification “Biodiversity enhancement measures that supplement the projects Biodiversity Net Gain Targets and are outside the scope of a metric, should be described and where possible quantified. It is recommended that integrated bird and bat boxes are installed to the new properties on site. The inclusion of such features would therefore add further improvements to biodiversity gain than that demonstrated within the calculations outlined within this statement.

9 CONDITION ASSESSMENTS

Broad Habitat	Habitat Type (ref)	Condition Sheet	A	B	C	D	E	F	G	H	I	Total Score	Condition	Notes
Grassland	Modified Grassland On-site	Grassland low distinctiveness	F*	B	F	F	P	P	F	-	-	3	Poor	Did not pass essential criterion A.
Grassland	Modified Grassland Off-site	Grassland low distinctiveness	F*	F	P	F	P	P	F	-	-	3	Poor	Did not pass essential criterion A.
Individual Trees	Rural Tree	Individual Trees	P	P	P	F	F	P	-	-	-	3	Moderate	Small trees
Individual Trees	Rural Tree	Individual Trees	F	P	P	F	F	P	-	-	-	3	Moderate	Medium Trees
Individual Trees	Rural Tree	Individual Trees	P	P	P	F	F	F	-	-	-	3	Moderate	Large Tree
Lakes	Ponds (priority habitat)	Pond	F	F	P	P	F	P	P	F	P	5	Poor	Poor water quality, with no submerged plants
Urban	Bare Ground	Urban	F	P	F							1	Poor	Invasive species present.

Broad Habitat	Habitat Type (ref)	Condition Sheet	A	B	C	D	E	F	G	H	I	J	K	L	M	Total Score	Condition	Notes
Woodland	Lowland mixed deciduous woodland	Woodland	3	3	1	2	2	3	1	2	2	2	2	2	2	27	Moderate	Invasive Species present.

Broad Habitat	Habitat Type (ref)	Condition Sheet	A1	A2	B1	B2	C1	C2	D1	D2	Metric Score	Condition	Notes
Hedgerow	Native hedgerow	Hedgerow	P	P	F	P	F	F	P	F	2	Moderate	H1

10 APPENDICES

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10.1 Example Compensatory and Enhancement Features



Integrated Bat Boxes



Habibat 001 Bat Access Box



Habibat 3S Bat Access Box



Habibat 2S Bat Access Box

Integrated Bird Boxes



Habibat Swift Box



Habibat Bird Nest Box



Habibat Bird Box Range

Full range available from www.habibat.co.uk Telephone: 01642 724626 Email: enquiries@habibat.co.uk

External/ Tree Mounted Bat Boxes



Habibat 017 Bat Box



Habibat Triple Chambered Bat Box



Habibat Rocket Box

External/ Tree Mounted Bird Boxes



Habibat Timber Nest boxes



Habibat Timber Swift Box

Full range available from www.habibat.co.uk Telephone: 01642 724626 Email: enquiries@habibat.co.uk