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BIODIVERSITY NET GAIN CALCULATION

Keep Hatch Primary School, Ashridge Road, Wokingham, Berkshire, RG40 1PG



Report Title: Biodiversity Net Gain Calculation for Keep Hatch Primary School, Ashridge Road, Wokingham, Berkshire, RG40 1PG

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1.0. INTRODUCTION

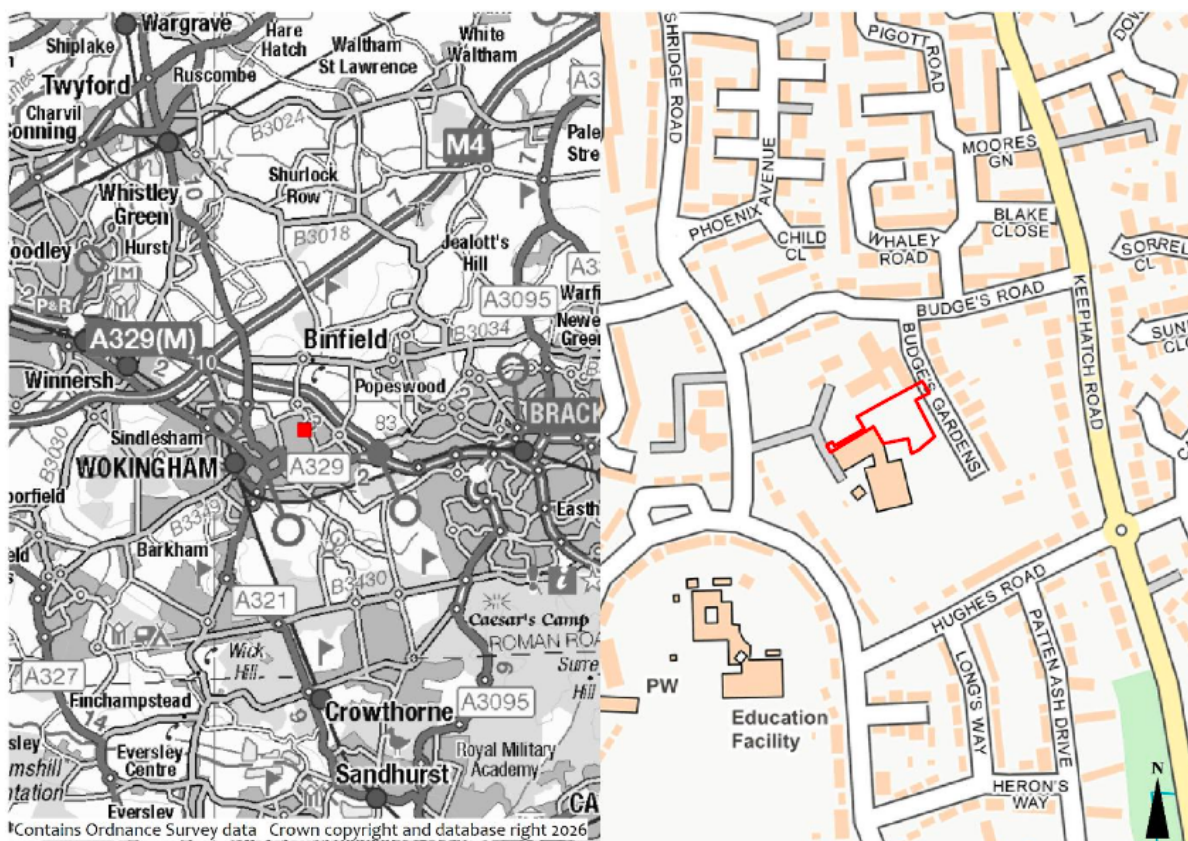
Survey and reporting

- 1.1. This report details the results of a Biodiversity Net Gain (BNG) calculation for a proposed development at Keep Hatch Primary School, Ashridge Road, Wokingham, Berkshire, RG40 1PG.
- 1.2. It has been undertaken using the Statutory Biodiversity Metric published by DEFRA on 29 November 2023 (updated July 2024).

Application site

- 1.3. The application site is located directly west from Budge's Gardens, a residential cul-de-sac in Wokingham (National Grid Reference SU81966939, Figure 1).
- 1.4. It lies predominantly within the grounds of Keep Hatch Primary School but also includes the southern section of Foundry College for access purposes. It comprises areas of hardstanding, amenity grassland, shrub planting, bare ground, and several scattered trees.
- 1.5. The total area of the application site is approximately 0.23 hectares.
- 1.6. The local planning authority is Wokingham Borough Council.

Figure 1 – Site location plan



The proposed scheme

- 1.7. It is proposed to erect a Special Educational Needs and Disabilities (SEND) building on an area of hardstanding (see Figure 2).
- 1.8. One tree – a small sized hawthorn - will be removed to facilitate the development.

Survey to inform the assessment

- 1.9. The assessment was based on an ecological survey, carried out on 13 January 2026.

Weather conditions

- 1.10. Weather conditions during the survey were 10°C, 8/8ths cloud cover, wind at Beaufort Scale 0 and light to moderate rain.

Surveyor details

- 1.11. The survey was undertaken Cherry Leung MSc Qualifying CIEEM and Matthew Stephenson BSc (Hons).



2.0. BIODIVERSITY NET GAIN CALCULATION

- 2.1. The Environment Act 2021 became law on 9 November 2021. It requires (through amendments to the Town and Country Planning Act 1990) all planning permissions in England, with some exemptions, to be granted subject to a new general pre-commencement condition that requires approval of a biodiversity gain plan.
- 2.2. This system is commonly referred to as Biodiversity Net Gain (BNG) and it is a cornerstone of the government's 25 Year Environment Plan.
- 2.3. This became mandatory on 12 February 2024 for major applications and 2 April 2024 for minor applications.
- 2.4. Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the minimum information that a planning application must be accompanied by (see Table 1 below).
- 2.5. It is worth noting that the minimum information does not require an assessment of post development biodiversity units. This is because this information would have to be provided in the Biodiversity Gain Plan when the biodiversity gain condition is discharged.

Table 1 – Statutory BNG minimum information requirement

Minimum information	Response for this application
1) Confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;	Yes, if granted, the development would be subject to the biodiversity gain condition.
2) The pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate);	See completed Statutory Metric tool provided with this report.
3) Where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;	May 2025 – the latest date on Google earth before the tree to the south of the application site was removed
4) The completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;	Provided with this report
5) A statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have: - a statement to the effect that these activities have been carried out; - the date immediately before these activities were carried out; - the pre-development biodiversity value of the onsite habitat on this date; - the completed metric calculation tool showing the calculations, and - any available supporting evidence of this;	From historical Google Earth aerial imagery, it appears that between since May 2025, a tree to the south of the site was removed
6) A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date); and	There are no irreplaceable habitats on the land to which the application relates
7) Plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or	See plans in Appendices 3 and 4

Minimum information	Response for this application
earlier proposed date), including any irreplaceable habitat (if applicable).	

Degradation of habitats

- 2.6. There are special provisions for the calculation of the pre-development biodiversity value of onsite habitat when loss or impact to habitats (or 'degradation') has occurred prior to the submission of a planning application and Biodiversity Gain Plan in order to discourage the deliberate degradation of existing onsite habitats to reduce the pre-development biodiversity value.
- 2.7. For the Biodiversity Plan, Paragraph 6 of Schedule 7A of the Town and Country Planning Act 1990 makes provision relating to unauthorised degradation takes place, and Paragraph 6A of the 1990 Act makes provision relating to degradation taking place which is in accordance with a planning permission:
- Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of relevant date, the biodiversity pre- development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission.
 - If activities to implement or in connection with a planning permission are carried out after 25 August 2023 that lower the biodiversity value of the onsite habitat, the pre- development biodiversity value of the onsite habitat is taken to be the biodiversity value immediately before the carrying out of the activities. The relevant date should therefore be set as a date immediately before these activities.
- 2.8. If there has been degradation and there is insufficient evidence about the biodiversity value of the onsite habitat immediately before the degradation, the pre-development biodiversity value of the onsite habitat must be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it. This requirement must be applied to the calculation of pre-development biodiversity value in the metric tool, and the Biodiversity Gain Plan template asks for information regarding whether there has been prior habitat degradation.
- 2.9. Unauthorised degradation is defined in the environment act as
"activities on land on or after 30 January 2020 otherwise than in accordance with—
- (i) planning permission, or
 - (ii) any other permission of a kind specified by the Secretary of State by regulations"
- 2.10. In this case historical Google Earth aerial imagery (see appendix 5) shows that since May 2025 a tree to the south of the site was removed. Unless the tree was removed as part of a planning permission or a "permission of a kind specified by the Secretary of State by regulations" then it needs to be included in the baseline (which has been done in this case).

The Biodiversity Gain Hierarchy

- 2.11. Local Planning Authorities sometimes ask for confirmation that the Biodiversity Gain Hierarchy has been followed. The hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) is described below:
- (1) first, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
 - (2) then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.
- 2.12. Planning authorities must take into account how the Biodiversity Gain Hierarchy has been applied and if it has not been applied the reason for that or absence of a reason when determining whether to approve the Biodiversity Gain Plan. If they decide not to approve the Plan they must give reasons for that stating the elements of the plan that are relevant to the determination.
- 2.13. The Biodiversity Gain Hierarchy has been designed for the purpose of the statutory framework for discharge of the Biodiversity Gain condition to reflect the habitat categories in the biodiversity metric and the type of ways that the objective of at least a 10% gain can be achieved.
- 2.14. The Biodiversity Gain Hierarchy is distinct from the mitigation hierarchy set out in paragraph 186(a) of the National Planning Policy Framework which states that a planning application should be refused if significant harm to biodiversity resulting from the development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for. How biodiversity net gain will be secured for a development may be relevant to consideration of the policy in the Framework, especially in relation to adequate mitigation and compensation.

The Biodiversity Gain Condition

- 2.15. All planning applications will be approved subject to the biodiversity gain condition. The condition requires a Biodiversity Gain Plan (as a separate discharge of conditions application) to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development.
- 2.16. The Biodiversity Gain Plan can be submitted no earlier than the day after planning permission has been granted. It needs to include the following:
- (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 - (2) the pre-development biodiversity value of the onsite habitat;

- (3) the post-development biodiversity value of the onsite habitat;
- (4) any registered off-site biodiversity gain allocated to the development and the biodiversity;
and
- (5) any biodiversity credits purchased for the development.

Purpose of this report

- 2.17. The purpose of this report is to provide the planning authority with the information required to determine the planning application in relation to BNG. It includes the minimum information as set out in the Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (see Table 1 above).
- 2.18. It also details the anticipated habitats (if known) after development and whether a 10% BNG will be achieved. If 10% BNG will not be achieved, it provides possible options for doing this.
- 2.19. It is worth noting that National Planning policy Guidance reads:

“The statutory framework for biodiversity net gain involves the discharge of the biodiversity gain condition following the grant of planning permission to ensure the objective of at least 10% net gain will be met for a development. The determination of the Biodiversity Gain Plan under this condition is the mechanism to confirm whether the development meets the biodiversity gain objective. Development may not be begun until the Biodiversity Gain Plan is approved.

Given this, it would generally be inappropriate for decision makers, when determining a planning application for a development subject to biodiversity net gain, to refuse an application on the grounds that the biodiversity gain objective will not be met.”

The Statutory Biodiversity Metric

- 2.20. The Statutory Biodiversity Metric is a system for calculation habitat losses or gains from a project using habitats, measured using Habitat Units (HUs) as a proxy measure. It is accompanied by an excel spreadsheet calculator that assigns values to habitats before a change (PRE-intervention values) and assumed habitat values after the change (POST- intervention values).
- 2.21. The metric uses the habitat categories that mainly align with UK Habitat Classification Habitat (which is a system for habitat classification that has been developed as an alternative to the Phase 1 Habitat Classification).
- 2.22. The metric calculates two values: PRE-intervention HU Values and POST-intervention HU values – described below.

PRE-intervention Habitat Unit Values

- 2.23. The baseline or PRE-intervention Habitat Unit (HU) Value is a factor of:
 - The area of the habitat parcel
 - The distinctiveness of the Habitat Type [Very Low; Low; Medium; High; Very High]
 - The habitat condition assessed using the Condition assessment sheets - [Poor; Moderate; Good]

- The strategic significance [High, within area formally identified in local strategy; Moderate - location ecologically desirable but not in local strategy; Low - area/compensation not in local strategy/ no local strategy]

POST-intervention HU values

2.24. The POST-intervention HU value is a factor of:

- The area of the habitat parcel
- The distinctiveness of the Habitat Type ranging [Very Low; Low; Medium; High; Very High]
- The target habitat condition at a defined number of years [Poor; Moderate; Good]
- The strategic significance [High, within area formally identified in local strategy; Moderate - location ecologically desirable but not in local strategy; Low - area/compensation not in local strategy/ no local strategy]
- The time to target condition [assigned by the Metric to a default time]
- The difficulty of creation of that habitat [assigned by the Metric]
- The spatial risk category - a multiplier to discourage creation of habitats far from the site of biodiversity loss.

Types of HU

2.25. There are three types of HU:

- Area habitats (such as grasslands and woodlands) – “A-HUs”
- Linear hedgerows and lines of trees – “L-HUs”
- Linear rivers and streams – “R-HUs”

2.26. The HU types are not interchangeable.

Description of habitats within the red line planning boundary

- 2.27. The application site is located directly west from Budges Gardens, a residential cul-de-sac in Wokingham. It comprises areas of hardstanding, amenity grassland, shrub planting, bare ground, and several scattered trees.
- 2.28. A Phase 1 habitat map, associated target notes, and photographs are provided in our separate Ecological Assessment report dated 16 February 2026 (ref: P6974J3321_v2).

Assumptions made

- 2.29. The proposed plan given in Figure 2 above was used for the post-intervention habitats.
- 2.30. Maps showing habitats before and after development are given in Appendices 3 and 4.
- 2.31. Google Earth aerial imagery (see appendix 5) shows that since May 2025; a tree was removed at the south of the site. It is assumed that this tree was not removed as part of a planning permission or a "permission of a kind specified by the Secretary of State by regulations" and as such has been included in the baseline. Based on the size of the tree in the photos it is assumed this was 'small' tree with a diameter at breast height (DBH) of less than 30cm and was in moderate condition.
- 2.32. It is assumed that the large oak and large silver birch to the east of the site (T3 and T8 in the arboricultural; report) are located outside of the red line boundary, although this is not particularly clear from the plans.

- 2.33. Tree sizes are as given in the arb report [Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan & Tree Protection Plan – JOMAS dated 14/01/2026 ref: P6974J3321z]. Trees within Foundry College and within the red line boundary, i.e. not within Keep Hatch Primary School, which were not included in the tree report and their size was measured on site.

Pre-intervention

- 2.34. The Statutory Biodiversity Metric Habitats within the application site at the time of our survey, and their extent and condition pre-development are as follows:

Urban - Developed land; sealed surface (0.153 hectares pre-development)

- 2.35. This is the hardstanding and artificial surfacing within Keep Hatch Primary School, and the car parking area within the grounds of Foundry College.
- 2.36. There is no condition assessment for this habitat type as the metric does not require one.
- 2.37. 0.146ha of this will be retained. Small areas will be lost to introduced shrub.

Grassland – Modified Grassland (0.019ha pre-development)

- 2.38. This is two parcels of heavily disturbed grassland within Keep Hatch Primary School.
- 2.39. The grassland was assessed and achieved “poor” condition (See Appendix 1).
- 2.40. 0.008ha of the grassland will be retained.

Urban – Introduced shrub (0.019ha pre-development).

- 2.41. This is shrub planting across the site.
- 2.42. There is no condition assessment for this habitat type as the metric does not require one.
- 2.43. All of this will be retained.

Urban - Bare ground (0.037ha pre-development)

- 2.44. This is the patches of bare ground, most of which is due to the artificial playground surfacing being recently removed. It is in poor condition.
- 2.45. 0.033ha will be retained. The rest will be lost to hardstanding.

Individual trees - urban trees (0.0448ha as per the Metric’s Tree Helper)

- 2.46. This is the six small trees and one medium tree within the application site, and the tree which was removed since May 2025.
- 2.47. The trees were assessed in a group and are in ‘moderate’ condition (see Appendix 1).
- 2.48. All but T2 (a small hawthorn tree) will be retained.

Post-intervention

- 2.49. The assumed Statutory Biodiversity Metric Habitats and their extent and condition post- development are described below.

New and retained: Urban - Developed land- sealed surface (0.013 ha new, 0.159ha total post development)

- 2.50. This is new building, surrounding hardstanding, and car parking area within Foundry College.
- 2.51. There is no condition assessment for this habitat type as the metric does not require one.

Retained: Grassland – Modified Grassland (0.008ha post development)

- 2.52. This is the retained grassland areas which will mostly become the garden area for the new building.
- 2.53. This will remain in ‘poor’ condition.

New and Retained: Urban – Introduced shrub (0.008ha new, 0.027ha total post development).

- 2.54. This is new and retained shrub planting across the site.
- 2.55. There is no condition assessment for this habitat type as the metric does not require one.

Retained: Urban – Bare ground (0.033ha pre-development)

- 2.56. This is the retained bare ground to the east of the site. This will remain in ‘poor’ condition.

Retained: Individual trees - urban trees (0.0367ha as per the Metric’s Tree Helper)

- 2.57. This is the retained trees – the medium-sized silver birch tree (T1) and the trees within the grounds of Foundry College (T3-T7).
- 2.58. These trees will remain in ‘moderate’ condition.

New: Individual trees - urban trees (0.0448ha as per the Metric’s Tree Helper)

- 2.59. This is the eleven new trees shown on the proposed plans.
- 2.60. These trees are expected to reach ‘moderate’ condition.

Linear Habitat Units

- 2.61. There are no linear habitats on site, and as such, no assessment is required.

3.0. RESULTS AND ASSESSMENT

Area Habitat Units

- 3.1. The calculation shows that there are 0.51 A-HUs before development and 0.57 A-HUs after development. This equates to a net gain of 0.06 A-HUs or 11.33% above the on-site A-HU baseline.
- 3.2. The development achieves the 10% net gain in A-HU that is required by law.
- 3.3. The summary sheet from the Metric is given in Appendix 2.

The biodiversity gain hierarchy

- 3.4. A Local Planning Authorities may ask for confirmation that the Biodiversity Gain Hierarchy has been followed. This hierarchy (which does not apply to irreplaceable habitats) is described below:
 - 1) First, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- 3.5. It is not possible to retain the small hawthorn tree of medium habitat distinctiveness as it is located on the footprint of the new building. This is being mitigated by the planting of 11 new trees within the application site.
 - 2) Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.
- 3.6. There are no opportunities to enhance any habitats within the sit, and 11 new trees will be planted within the application site to compensate for the loss of existing habitats and to reach at 10% net gain.

The Biodiversity Gain Condition

- 3.7. Full details of the landscaping will be provided in the Biodiversity Gain Plan that will be submitted to discharge the Biodiversity Gain condition.
- 3.8. A developer must submit the Biodiversity Gain Plan to the planning authority in writing. This can be done no earlier than the day after planning permission has been granted.

APPENDIX 1 - CONDITION ASSESSMENT SHEETS (PRE-DEVELOPMENT)

Grassland – Modified Grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No	
	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result (out)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	

Individual trees – Urban tree (trees assessed as a group)

Habitat Description			
Individual trees (description applied to the urban or rural environment):			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		3	
Condition Assessment Result (out of 6)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	√	
Passes 2 or fewer criteria	Poor (1)		

Bare ground

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/√	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic)			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)		
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 3 core criteria.	Poor (1)	Poor	

APPENDIX 2 – STATUTORY BIODIVERSITY METRIC SUMMARY SHEET

Keep Hatch Primary School		Return to results menu			
Headline Results					
Scroll down for final results ▲					
On-site baseline	Habitat units	0.51			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.57			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site net change (units & percentage)	Habitat units	0.06	11.33%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Off-site baseline	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Habitat units	0.00	0.00%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.06			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.06			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	11.33%			
	Hedgerow units	0.00%			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.51	0.56	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

APPENDIX 3 – HABITATS BEFORE DEVELOPMENT



APPENDIX 4 – HABITATS AFTER DEVELOPMENT



APPENDIX 5 – HISTORIC GOOGLE MAPS & STREET VIEW IMAGERY

May 2025 – Highlighted tree had been removed at the time of the survey



Google Streetview imagery from April 2009



WE LISTEN, WE PLAN, WE DELIVER

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