

5, BACON'S LANE, HIGHGATE, N6 6BL.

Biodiversity Gain Plan

December 2024

Client

Simon Fraser RIBA

Site Address

5, Bacon's Lane, London N6 6BL

Revision

Rev A	03.10.2024	Issued for Planning
Rev B	05.12.2024	Issued for Planning

Contents

1.0	Introduction
1.1	Overview
1.2	Summary
2.0	Pre-Development / Post-Development Plan & Maps
3.0	Small Sites Biodiversity Metric
4.0	Biodiversity Gain Plan Report

1.0 Introduction

This report is to be read in conjunction with the following documents:

- Design & Access Statement
- Arboricultural Report.

1.1 Overview

The purpose of this report is to provide the detailed information required to show there will be a biodiversity increase on the site with the new proposals.

Biodiversity net gain is a legal requirement for planning permissions introduced on 12 February 2024. It requires developments to leave the natural environment in a measurably better condition by insisting that all sites give back a 10% biodiversity uplift.

The assessment has been carried out using Joes' Blooms biodiversity net gain tools, as listed on the Planning Portal, to generate the mandatory documents required. These documents can be found in this report in the following sections:

2.0 Pre-Development / Post-Development Plan & Maps (5 Bacons Lane_SSM_f9b8_map)

- Plans that show the baseline and post-development onsite habitats with a scale and showing the direction of North.

3.0 Small Sites Biodiversity Metric (5 Bacons Lane_SSM_f9b8_metric)

- A completed metric that is used to calculate the biodiversity value of the development.

4.0 Biodiversity Gain Plan (5 Bacons Lane_SSM_f9b8_report)

- The biodiversity gain plan is used to discharge the biodiversity gain condition that is placed on an application.

Through the Joes' Blooms BNG online tools, it was established that there were no irreplaceable habitats on the existing development site.

The onsite assessment for the Small Sites Biodiversity Metric was carried out in September 2024.

1.2 Summary

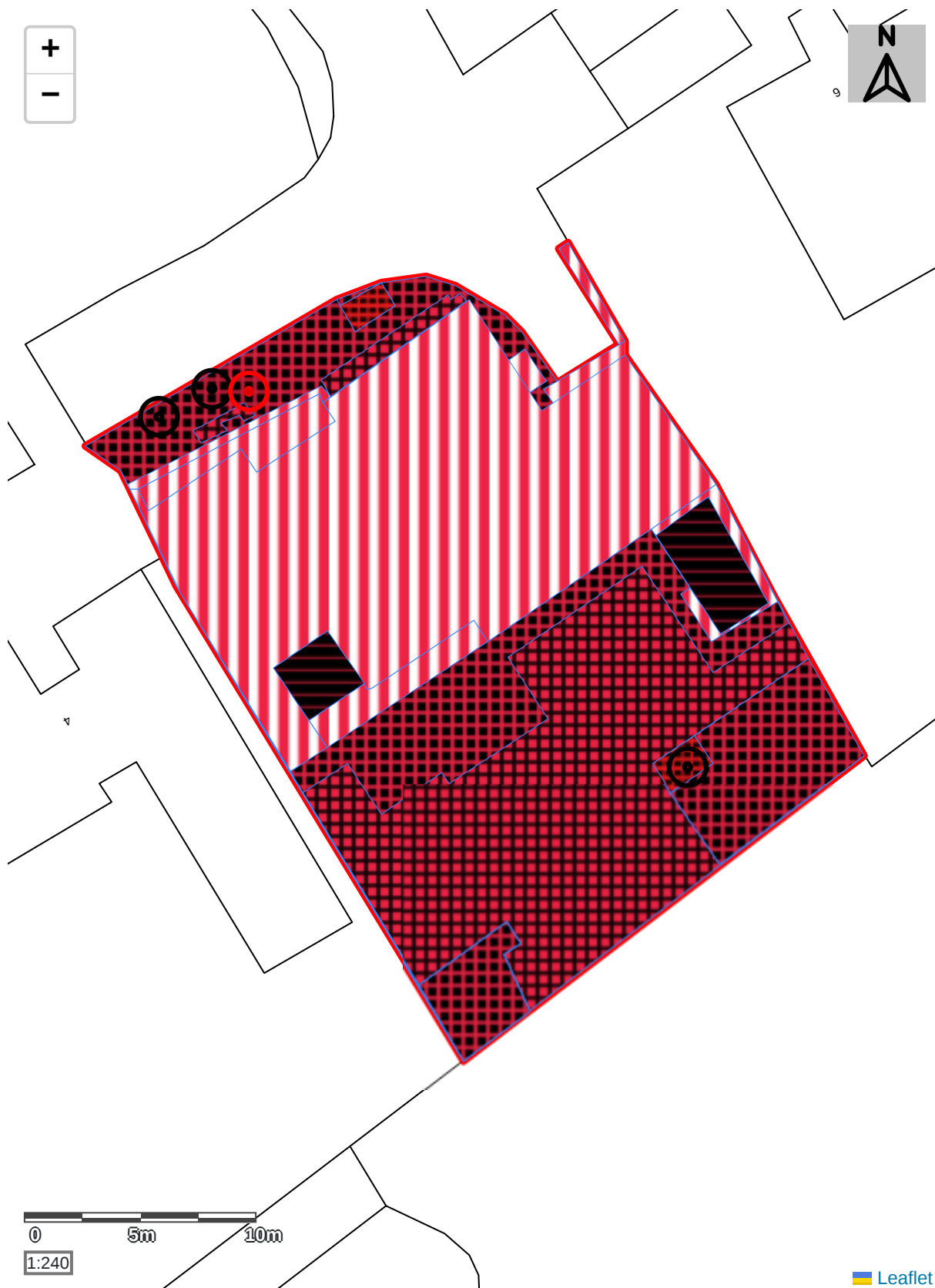
- The BNG strategy has been to minimise harm by generally building on land that has no habitat value (replacement of an existing house) and enhancing the existing onsite habitat with new planting and creating 2 new green roofs.
- An existing tree that has to be removed to the north of the site is being replaced with 2 new trees to compensate for the harm of removing the tree.

2.0 Pre-Development / Post-Development Plan & Maps

Pre-Development Plan Baseline Map













Post-Development Plan
Post-Development Map








Onsite Habitat Plan | Symbolology

All symbolology based on UKHAB recommendations.










CROPLAND | Area-based habitats

	Arable field margins cultivated annually
	Arable field margins game bird mix
	Arable field margins pollen and nectar
	Arable field margins tussocky
	Cereal Crops
	Winter stubble
	Horticulture
	Intensive orchards
	Non-cereal crops
	Temporary grass and clover leys


GRASSLAND | Area-based habitats

	Bracken
	Modified grassland
	Other lowland acid grassland
	Other neutral grassland
	Upland acid grassland




HEATHLAND & SCRUB | Area-based habitats

	Blackthorn scrub
	Bramble scrub
	Gorse scrub
	Hawthorn scrub
	Hazel scrub
	Mixed scrub
	Rhododendron scrub
	Other sea buckthorn scrub
	Willow scrub




COASTAL SALTMARSH | Area-based habitats

	Artificial saltmarshes and saline reedbeds
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





LAKES | Area-based habitats

	Ornamental lake or pond
	Ponds (non-priority habitat)
	Reservoirs

SPARSELY VEGETATED LAND | Area-based habitats

	Ruderal/Ephemeral
	Other inland rock and scree
	Tall forbs

URBAN | Area-based habitats










	Allotments
	Artificial unvegetated, unsealed surface
	Bioswale
	Biodiverse green roof
	Built linear features
	Cemeteries and churchyards
	Developed land; sealed surface
	Intensive green roof
	Facade-bound green wall
	Ground-based green wall
	Ground level planters
	Other green roof
	Introduced shrub
	Rain garden
	Actively worked sand pit quarry or open cast mine
	Sustainable drainage system
	Unvegetated garden
	Vacant or derelict land
	Vegetated garden

	Bare ground
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


WOODLAND AND FOREST | Area-based habitats

	Other coniferous woodland
	Other Scot's pine woodland
	Other woodland; broadleaved
	Other woodland; mixed


INTERTIDAL SEDIMENT | Area-based habitats

	Littoral coarse sediment
	Artificial littoral coarse sediment
	Artificial littoral mud
	Artificial littoral sand
	Artificial littoral muddy sand
	Artificial littoral mixed sediments
	Artificial littoral seagrass
	Artificial littoral biogenic reefs
	Littoral sand










INTERTIDAL HARD STRUCTURES | Area-based habitats

	Artificial hard structures
	Artificial features of hard structures
	Artificial hard structures with integrated greening of grey infrastructure (IGGI)




ENHANCED AREAS | Area-based habitats

	Enhanced Area
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HEDGEROW AND LINE OF TREES | Linear habitats

	Species-rich native hedgerow
	Native hedgerow - associated with bank or ditch
	Native hedgerow with trees
	Native hedgerow
	Non-native and ornamental hedgerow
	Line of trees
	Ecologically valuable line of trees
	Line of trees - associated with bank or ditch
	Ecologically valuable line of trees - associated with bank or ditch

RIVERS | Linear habitats

	Ditches
	Canals
	Culverts

OTHER

	Urban/rural tree
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Post-Development Plan
Post-Development (Per Habitat)

Area-Baseline

Ref	Colour Code	Habitat Description
1		Unvegetated garden
2		Developed land; sealed surface
3		Developed land; sealed surface
4		Unvegetated garden
5		Unvegetated garden
6		Ground level planters
7		Developed land; sealed surface
8		Ground level planters
9		Vegetated garden
10		Unvegetated garden
11		Developed land; sealed surface
12		Unvegetated garden

Area-Intended-Works

Ref	Colour Code	Habitat Description
1		Developed land; sealed surface
2		Developed land; sealed surface
3		Developed land; sealed surface
4		Vegetated garden
5		Other green roof
6		Vegetated garden
7		Developed land; sealed surface
8		Unvegetated garden

9		Developed land; sealed surface
10		Other green roof

3.0 Small Sites Biodiversity Metric

Small Sites Metric (The Statutory Biodiversity Metric)

Version 1.2.2 Release Date:

July 2024

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
	Title cell alt colour
▲	Error
⚠	Attention required
	Use of this cell is not required



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Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android

Sheet Name	Site Details
1. Planning authority:	LB of Camden
2. Site name:	5 Bacon's Lane
3. Applicant:	Simon Fraser
4. Planning application type:	Full Application
5. Planning application reference:	
6. Metric completed by (name & job title):	Simon Fraser (Architect)
7. Date of metric completion:	07 November 2024
8. Revision number:	1
9. Masterplan document title / drawing number:	1223-PP-150

Net Gain Targets

10. Targeted % increase in Units	10a. Habitat	10.00
	10b. Hedgerow	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only


12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	5 Bacon's Lane
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Residential	Site area must be less than 10,000 m2
15. Site area (m ²)	559.7082	
N/A		
17. Number of dwellings proposed within the development site	Between 1 - 9 dwellings	

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	Within 500m of site boundary	Consider using main metric tool 
20. List the designated sites and/or priority habitats	Priority Habitat Inventory - Deciduous Woodland (England) (NE UID: 4d712eeb-dad1-4db5-b42f-4f348b857bec) - Within 500m Priority Habitat Inventory - Deciduous Woodland (England) (NE UID: 3ccdf8dd-b2ab-4596-80eb-be97d1a112fa) - Within 500m Priority Habitat Inventory - Deciduous Woodland (England) (NE UID: f9f33169-9a3c-4983-	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)		

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
24. Date of site walkover - DD/MM/YY	06/09/2024	Site walkover data valid until 06/03/25
25. Who completed the walkover? (Name and job title)	Simon Fraser (Architect)	

Additional details

26. Any additional information or notes		
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Site Name:		5 Bacon's Lane	
Sheet Name		Supporting Information	
Baseline Habitat Photos		Insert photographs to support assumptions made in the metric	
Ref	Habitat type	Photo 1	Photo 2
1	Date taken	14/09/2024	
	Unvegetated garden		
2	Date taken	27/09/2024	27/09/2024
	Developed land; sealed surface		
3	Date taken	11/09/2024	
	Developed land; sealed surface		
4	Date taken	27/09/2024	
	Unvegetated garden		
5	Date taken	14/09/2024	
	Unvegetated garden		
	Date taken	14/09/2024	

6	Ground level planters			
	Date taken	14/09/2024		
7	Developed land; sealed surface			
	Date taken	14/09/2024		
8	Ground level planters			
	Date taken	14/09/2024		
9	Vegetated garden			
	Date taken	27/09/2024		
10	Unvegetated garden			
	Date taken	14/09/2024		

11	Developed land; sealed surface			
12	Date taken	14/09/2024		
	Unvegetated garden			
13	Date taken			
14	Date taken			
15	Date taken			
	Date taken			

Site Name	5 Bacon's Lane
Sheet Name	5. Area Habitats

Instructions:

1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

Lost Units	0.0511
Created Units	0.0049
Enhancement Units	0.0000
Net Change	-0.0462

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area Lost	Units lost	User comments	LPA comments
1	Urban	Unvegetated garden	Area/compensation not in local strategy/ no local strategy	0.27	0.27	0.00	0.00	0.00	0.000		
2	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	115.05	1.36	0.00	0.00	113.69	0.000		
3	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	2.28	2.07	0.00	0.00	0.21	0.000		
4	Urban	Unvegetated garden	Area/compensation not in local strategy/ no local strategy	49.25	0.00	0.00	0.00	49.25	0.000	This parcel is paved terrace.	
5	Urban	Unvegetated garden	Area/compensation not in local strategy/ no local strategy	33.30	33.30	0.00	0.00	0.00	0.000		
6	Urban	Ground level planters	Area/compensation not in local strategy/ no local strategy	2.30	2.30	0.00	0.00	0.00	0.000		
7	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	1.80	1.80	0.00	0.00	0.00	0.000		
8	Urban	Ground level planters	Area/compensation not in local strategy/ no local strategy	2.93	2.93	0.00	0.00	0.00	0.000		
9	Urban	Vegetated garden	Area/compensation not in local strategy/ no local strategy	251.71	158.87	0.00	0.05	92.84	0.019		
10	Urban	Unvegetated garden	Area/compensation not in local strategy/ no local strategy	13.46	13.46	0.00	0.00	0.00	0.000		
11	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	23.39	0.00	0.00	0.00	23.39	0.000		
12	Urban	Unvegetated garden	Area/compensation not in local strategy/ no local strategy	63.96	36.07	0.00	0.00	27.89	0.000		
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Area/compensation not in local strategy/ no local strategy	81.39	40.69	0.00	0.0651	40.69	0.0326		
Totals (areas excl trees, green walls and intertidal hard structures)				559.71	252.44	0.00	0.1165	307.27	0.0511		
Error Check 1				Areas Acceptable ✓							
Error Check 2				Areas Acceptable ✓							
Error Check 3				Areas Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Urban	Developed land; sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	3.04	0.0000		
2	Urban	Developed land; sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	9.05	0.0000		
3	Urban	Developed land; sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	207.93	0.0000		
4	Urban	Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	1.32	0.0003		
5	Urban	Other green roof	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	7.15	0.0014		
6	Urban	Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	4.68	0.0009		
7	Urban	Developed land; sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	9.00	0.0000		
8	Urban	Unvegetated garden	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	48.32	0.0000		
9	Urban	Developed land; sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	4.44	0.0000		
10	Urban	Other green roof	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	12.38	0.0024		
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	0.00	0.0000		
Totals (areas excl trees, green walls and intertidal hard structures)						307.27	0.0049		
Error Check 4						Areas Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals (areas excl trees, green walls and intertidal hard structures)						0.00		0.0000	0.0000		

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small - DBH ≤ 30cm	2	1	0	81	41	0
Medium - DBH > 30 to ≤ 60cm	0	0	0	0	0	0
Large - DBH > 60 to ≤ 90cm	0	0	0	0	0	0
Very Large - DBH > 90cm	0	0	0	0	0	0
Total	2	1	0	81	41	0

Data beyond this row is automated

1e . Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Error - Trading Rules Not Satisfied - Insufficient Units Created Within Habitat Groups ▲
Medium and Low Distinctiveness Band	Error - Trading Rules Not Satisfied - Insufficient Biodiversity Units Created ▲

1f . Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0514	0.0377	-0.0136	-
	Medium	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Individual trees	Low	0.0000	0.0000	0.0000	-
	Medium	0.0651	0.0326	-0.0326	No ▲

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	0.0651	0.033	-0.0326	No ▲
Low distinctiveness	0.0514	0.038	-0.0136	No ▲
Surplus area habitat biodiversity units after offsetting low distinctiveness units	-0.0462			No ▲

Site Name	5 Bacon's Lane
Sheet Name	6. Hedges & Lines of Trees

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Hedgerows and Lines of trees										
2	Hedgerows and Lines of trees										
3	Hedgerows and Lines of trees										
4	Hedgerows and Lines of trees										
5	Hedgerows and Lines of trees										
6	Hedgerows and Lines of trees										
7	Hedgerows and Lines of trees										
8	Hedgerows and Lines of trees										
9	Hedgerows and Lines of trees										
10	Hedgerows and Lines of trees										
11	Hedgerows and Lines of trees										
12	Hedgerows and Lines of trees										
13	Hedgerows and Lines of trees										
14	Hedgerows and Lines of trees										
15	Hedgerows and Lines of trees										
16	Hedgerows and Lines of trees										
17	Hedgerows and Lines of trees										
18	Hedgerows and Lines of trees										
19	Hedgerows and Lines of trees										
20	Hedgerows and Lines of trees										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedgerows and Lines of trees								
2	Hedgerows and Lines of trees								
3	Hedgerows and Lines of trees								
4	Hedgerows and Lines of trees								
5	Hedgerows and Lines of trees								
6	Hedgerows and Lines of trees								
7	Hedgerows and Lines of trees								
8	Hedgerows and Lines of trees								
9	Hedgerows and Lines of trees								
10	Hedgerows and Lines of trees								
11	Hedgerows and Lines of trees								
12	Hedgerows and Lines of trees								
13	Hedgerows and Lines of trees								
14	Hedgerows and Lines of trees								

15	Hedgerows and Lines of trees								
16	Hedgerows and Lines of trees								
17	Hedgerows and Lines of trees								
18	Hedgerows and Lines of trees								
19	Hedgerows and Lines of trees								
20	Hedgerows and Lines of trees								
					Totals	0.00	0.0000		
					Error Check 1	Lengths Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20					Totals	0.00		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f . Habitat trading assessment

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on Habitats to be enhanced into 1c. Habitats to be enhanced

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
			Totals	0.00	0.00	0.00	0.0000	0.00	0.0000		
			Error Check 1	Lengths Acceptable✓							
			Error Check 1	Lengths Acceptable✓							

Ref	Condition Assessment				D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
	A. Broad Habitat	B. Habitat type	Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
12	Watercourses								
13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
Totals						0.00	0.0000		

[illegible]

10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

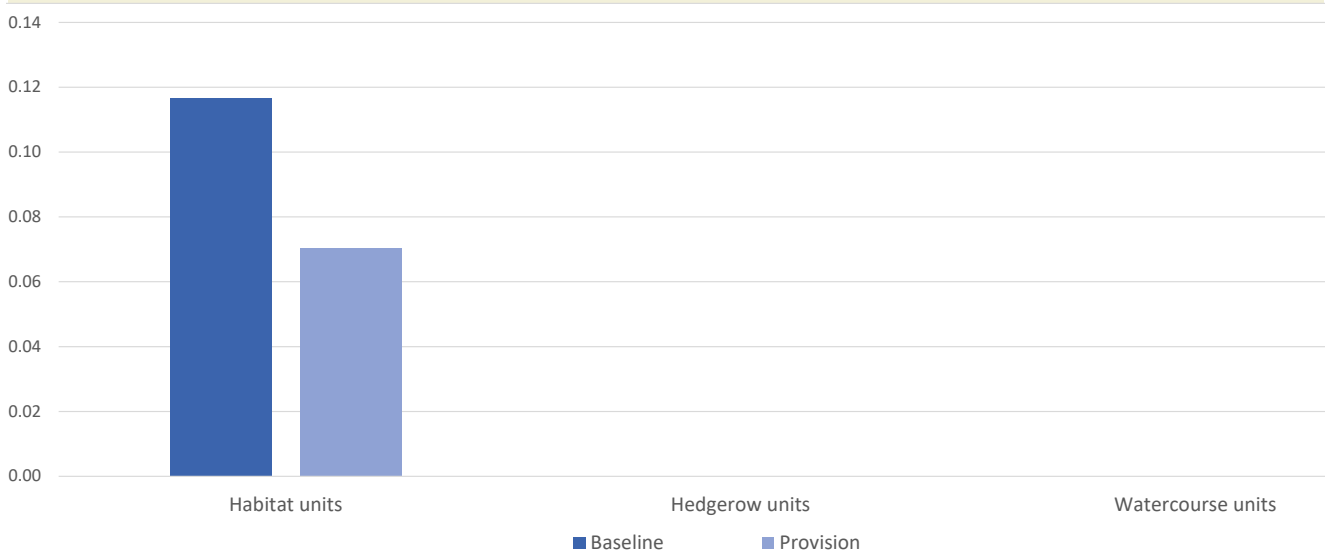
1e . Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f . Habitat trading assessment

Site Name		5 Bacon's Lane
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Not Satisfied ▲
Next steps		Scheme alterations or offsite units required
Baseline Units	Habitat units	0.1165
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.0703
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	-0.0462
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	-39.65%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0578
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group



NOTE:
Off-Site Habitat units to be purchased.

9. All Habitats + Multipliers - (general technical information for reference purposes only)						
Ref	Habitat Type	Broad Habitat Group	Distinctiveness		Risk Multipliers	
			Distinctiveness Category	Trading Notes	Technical Difficulty Creation	Technical Difficulty Enhancement
1	Arable field margins cultivated annually	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
2	Arable field margins game bird mix	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
3	Arable field margins pollen and nectar	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
4	Arable field margins tussocky	Cropland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
5	Cereal crops	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
6	Winter stubble	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
7	Horticulture	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
8	Intensive orchards	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
9	Non-cereal crops	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
10	Temporary grass and clover leys	Cropland	Low	Same distinctiveness or better habitat required	Low	Low
11	Bracken	Grassland	Low	Same distinctiveness or better habitat required	Low	Low
12	Modified grassland	Grassland	Low	Same distinctiveness or better habitat required	Low	Low
13	Other lowland acid grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
14	Other neutral grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
15	Upland acid grassland	Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
16	Blackthorn scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
17	Bramble scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
18	Gorse scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
19	Hawthorn scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
20	Hazel scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
21	Mixed scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
22	Rhododendron scrub	Heathland and shrub	Low	Same distinctiveness or better habitat required	Low	Low
23	Other sea buckthorn scrub	Heathland and shrub	Low	Same distinctiveness or better habitat required	Low	Low
24	Willow scrub	Heathland and shrub	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
25	Ornamental lake or pond	Lakes	Low	Same distinctiveness or better habitat required	Low	High
26	Ponds (non-priority habitat)	Lakes	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Medium
27	Reservoirs	Lakes	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
28	Ruderal/Ephemeral	Sparsely vegetated land	Low	Same distinctiveness or better habitat required	Low	Medium
29	Other island rock and scree	Sparsely vegetated land	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
30	Tall forbs	Sparsely vegetated land	Low	Same distinctiveness or better habitat required	Low	Medium
31	Allotments	Urban	Low	Same distinctiveness or better habitat required	Low	Low
32	Artificial unvegetated, unsealed surface	Urban	V Low	Compensation Not Required	Low	Low
33	Bioswale	Urban	Low	Same distinctiveness or better habitat required	Medium	Low
34	Biodiverse green roof	Urban	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
35	Built linear features	Urban	V Low	Compensation Not Required	Low	Low
36	Cemeteries and churchyards	Urban	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Low
37	Developed land; sealed surface	Urban	V Low	Compensation Not Required	Low	Low
38	Intensive green roof	Urban	Low	Same distinctiveness or better habitat required	Low	Low
39	Facade bound green wall	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
40	Ground based green wall	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
41	Ground level planters	Urban	Low	Same distinctiveness or better habitat required	Low	Low
42	Other green roof	Urban	Low	Same distinctiveness or better habitat required	Low	Low
43	Introduced shrub	Urban	Low	Same distinctiveness or better habitat required	Low	Low
44	Rain garden	Urban	Low	Same distinctiveness or better habitat required	Low	Low
45	Actively worked sand pit/quarry or open cast mine	Urban	Low	Same distinctiveness or better habitat required	Low	Low
46	Urban/rural tree	Individual trees	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
47	Sustainable drainage system	Urban	Low	Same distinctiveness or better habitat required	Medium	Medium
48	Unvegetated garden	Urban	V Low	Compensation Not Required	Low	Low
49	Vacant or derelict land	Urban	Low	Same distinctiveness or better habitat required	Low	Low
50	Vegetated garden	Urban	Low	Same distinctiveness or better habitat required	Low	Low
51	Bare ground	Urban	Low	Same distinctiveness or better habitat required	Low	Low
52	Other coniferous woodland	Woodland and forest	Low	Same distinctiveness or better habitat required	Low	Low
53	Other Scots pine woodland	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
54	Other woodland; broadleaved	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
55	Other woodland; mixed	Woodland and forest	Medium	Same broad habitat or a higher distinctiveness habitat required	Low	Low
56	Littoral coarse sediment	Intertidal sediment	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
57	Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	Low	Same distinctiveness or better habitat required	High	Medium
58	Artificial littoral coarse sediment	Intertidal sediment	Low	Same distinctiveness or better habitat required	Medium	Medium
59	Artificial littoral mud	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
60	Artificial littoral sand	Intertidal sediment	Low	Same distinctiveness or better habitat required	Medium	Medium
61	Artificial littoral muddy sand	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
62	Artificial littoral mixed sediments	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
63	Artificial littoral seagrass	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	High
64	Artificial littoral biogenic reefs	Intertidal sediment	Low	Same distinctiveness or better habitat required	High	Medium
65	Littoral sand	Intertidal sediment	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
66	Artificial hard structures	Intertidal hard structures	Low	Same distinctiveness or better habitat required	Medium	Medium
67	Artificial features of hard structures	Intertidal hard structures	Low	Same distinctiveness or better habitat required	Medium	Medium
68	Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	Medium	Same broad habitat or a higher distinctiveness habitat required	Medium	Medium
69	Species-rich native hedgerow	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
70	Native hedgerow - associated with bank or ditch	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
71	Native hedgerow with trees	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
72	Native hedgerow	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
73	Non-native and ornamental hedgerow	Hedgerows and Lines of trees	V Low	Compensation Not Required	Low	Low
74	Line of trees	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
75	Ecologically valuable line of trees	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
76	Line of trees - associated with bank or ditch	Hedgerows and Lines of trees	Low	Same distinctiveness or better habitat required	Low	Low
77	Ecologically valuable line of trees - associated with bank or ditch	Hedgerows and Lines of trees	Medium	Same distinctiveness or better habitat required	Low	Low
78	Ditches	Rivers	Medium	Same habitat required	Medium	Low
79	Canals	Rivers	Medium	Same habitat required	Medium	Low
80	Culvert	Rivers	Low	Better distinctiveness habitat required	Medium	N/A
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10. Condition and Temporal - general technical information for reference purposes only)													
Habitat Type	Baseline Default Condition	Creation Condition Options	Enhancement Habitat options	Enhancement/Default Condition	Temporal Multipliers						Time To Target Condition Enhancement - Moderate to Good	Time To Target Distinctiveness Enhancement - Low to Default Condition	Enhancement Rules
					Years To Target Condition Creation Moderate	Years To Target Condition Creation Good	Years To Target Condition Creation Poor	Years To Target Condition Creation assessment N/A	Years To Target Condition Creation N/A - Other				
					Moderate	Good	Poor	Condition Assessment N/A	N/A - Other				
Arable field margins cultivated annually	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	1	Enhancement not possible	
Arable field margins game bird mix	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	1	Enhancement not possible	
Arable field margins pollen and nectar	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	1	Enhancement not possible	
Arable field margins tussocky	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	1	Enhancement not possible	
Cereal crops	Condition Assessment N/A	Condition Assessment N/A	Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen and nectar, Arable field margins tussocky	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only	
Winter stubble	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Condition Assessment N/A	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement not possible	
Horticulture	Condition Assessment N/A	Condition Assessment N/A	Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen and nectar, Arable field margins tussocky	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only	
Intensive orchards	Condition Assessment N/A	Condition Assessment N/A	Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen and nectar, Arable field margins tussocky	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only	
Non-cereal crops	Condition Assessment N/A	Condition Assessment N/A	Arable field margins cultivated annually, Arable field margins game bird mix, Arable field margins pollen and nectar, Arable field margins tussocky	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness cropland habitat only	
Temporary grass and clover leys	Condition Assessment N/A	Condition Assessment N/A	Other lowland acid grassland, Other neutral grassland, Upland acid grassland	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness grassland habitat only	
Bracken	Condition Assessment N/A	Condition Assessment N/A	Other lowland acid grassland, Other neutral grassland, Upland acid grassland	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness grassland habitat only	
Modified grassland	Moderate	Moderate, Good	Modified grassland, Other lowland acid grassland, Other neutral grassland, Upland acid grassland	Good	4	7	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement or enhancement to any medium distinctiveness grassland habitat	
Other lowland acid grassland	Moderate	Moderate, Good	Other lowland acid grassland	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only	
Other neutral grassland	Moderate	Moderate, Good	Other neutral grassland	Good	5	10	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only	
Upland acid grassland	Moderate	Moderate, Good	Upland acid grassland	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only	
Blackthorn scrub	Moderate	Moderate, Good	Blackthorn scrub	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only	
Bramble scrub	Condition Assessment N/A	Condition Assessment N/A	Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub, Willow scrub	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness scrubland or shrub habitat only	
Gorse scrub	Moderate	Moderate, Good	Gorse scrub	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only	
Hawthorn scrub	Moderate	Moderate, Good	Hawthorn scrub	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only	
Hazel scrub	Moderate	Moderate, Good	Hazel scrub	Good	10	15	Not Possible	Not Possible	Not Possible	7	15	Condition enhancement only	
Mixed scrub	Moderate	Moderate, Good	Mixed scrub	Good	10	15	Not Possible	Not Possible	Not Possible	7	15	Condition enhancement only	
Rhododendron scrub	Condition Assessment N/A	Condition Assessment N/A	Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub, Willow scrub	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness scrubland or shrub habitat only	
Other woody scrub	Condition Assessment N/A	Condition Assessment N/A	Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub, Willow scrub	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to any medium distinctiveness scrubland or shrub habitat only	
Willow scrub	Moderate	Moderate, Good	Willow scrub	Good	10	15	Not Possible	Not Possible	Not Possible	10	15	Condition enhancement only	
Ornamental lake or pond	Moderate	Moderate, Good	Ornamental lake or pond, Ponds (non-priority habitats)	Good	3	5	Not Possible	Not Possible	Not Possible	4	5	Condition enhancement or enhancement to non-priority pond only	
Ponds (non-priority habitats)	Moderate	Moderate, Good	Ponds (non-priority habitats)	Good	3	5	Not Possible	Not Possible	Not Possible	4	5	Condition enhancement only	
Recesses	Moderate	Moderate, Good	Recesses	Good	5	10	Not Possible	Not Possible	Not Possible	20	30	Condition enhancement only	
Ruderal/Exposed	Moderate	Moderate, Good	Ruderal/Exposed	Good	3	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only	
Other inland rock and scree	Moderate	Moderate, Good	Other inland rock and scree	Good	10	20	Not Possible	Not Possible	Not Possible	10	20	Condition enhancement only	
Tall fens	Moderate	Moderate, Good	Tall fens	Good	3	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only	
Maritime	Moderate	Moderate, Good	Maritime	Good	1	2	Not Possible	Not Possible	Not Possible	1	2	Condition enhancement only	
Artificial unvegetated, unvegetated surface	N/A - Other	N/A - Other	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	0	Not Possible	Not Possible	Not Possible	Enhancement not possible	
Bioswale	Moderate	Moderate, Good	Bioswale	Good	1	3	Not Possible	Not Possible	Not Possible	2	3	Condition enhancement only	
Biodiverse green roof	Moderate	Moderate, Good	Biodiverse green roof	Good	5	10	Not Possible	Not Possible	Not Possible	5	10	Condition enhancement only	
Build linear features	N/A - Other	N/A - Other	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	0	Not Possible	Not Possible	Not Possible	Enhancement not possible	
Concrete and clastic debris	Moderate	Moderate, Good	Concrete and clastic debris	Good	10	20	Not Possible	Not Possible	Not Possible	10	20	Condition enhancement only	
Developed lands, sealed surface	N/A - Other	N/A - Other	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	0	Not Possible	Not Possible	Not Possible	Enhancement not possible	
Other green roof	Condition Assessment N/A	Condition Assessment N/A	Biodiverse green roof	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement to Biodiverse green roof	
Facade bound green wall	Moderate	Moderate, Good	Facade bound green wall	Good	3	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only	
Ground bound green wall	Moderate	Moderate, Good	Ground bound green wall	Good	3	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only	
Ground level planters	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement not possible	
Intensive green roof	Moderate	Moderate, Good	Intensive green roof, Biodiverse green roof	Good	3	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement possible, enhancement to intensive green roof and Biodiverse green roof	
Introduced shrub	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement not possible	
Rain garden	Moderate	Moderate, Good	Rain garden	Good	3	5	Not Possible	Not Possible	Not Possible	1	5	Condition enhancement only	
Actively worked land pit quarry or open cast mine	Condition Assessment N/A	Condition Assessment N/A	Other inland rock and scree	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Condition enhancement not possible, enhancement to Sparingly vegetated land - other inland rock and scree only	
Artificial or tree	Moderate	Moderate, Good	Artificial or tree	Good	27	30+	Not Possible	Not Possible	Not Possible	10	Not Possible	Enhancement not possible	
Sustainable drainage system	Moderate	Moderate, Good	Sustainable drainage system	Good	3	5	Not Possible	Not Possible	Not Possible	2	5	Condition enhancement only	
Unvegetated garden	N/A - Other	N/A - Other	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	0	Not Possible	Not Possible	Not Possible	Enhancement not possible	
Vacant or derelict land	Moderate	Moderate, Good	Vacant or derelict land	Good	3	5	Not Possible	Not Possible	Not Possible	3	5	Condition enhancement only	
Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	2	5	Condition enhancement only
Bare ground	Moderate	Moderate, Good	Bare ground	Good	3	5	Not Possible	Not Possible	Not Possible	1	1	Condition enhancement only	
Other coniferous woodland	Moderate	Moderate, Good	Other Scot's pine woodland, Other woodland, broadleaved, Other woodland mixed	Good	30	30+	Not Possible	Not Possible	Not Possible	30+	Not Possible	Condition enhancement or enhancement to any medium distinctiveness woodland	
Other short pine woodland	Moderate	Moderate, Good	Other Scot's pine woodland	Good	30+	30+	Not Possible	Not Possible	Not Possible	15	15	Condition enhancement only	
Other woodland, broadleaved	Moderate	Moderate, Good	Other woodland, broadleaved	Good	15	30+	Not Possible	Not Possible	Not Possible	10	25	Condition enhancement only	
Other woodland mixed	Moderate	Moderate, Good	Other woodland, broadleaved	Good	30	30+	Not Possible	Not Possible	Not Possible	10	25	Condition enhancement only	
Littoral coarse sediment	Moderate	Moderate, Good	Littoral coarse sediment	Good	1	3	Not Possible	Not Possible	Not Possible	2	Not Possible	Condition enhancement only	
Artificial saltmarsh and saline reedbeds	Moderate	Moderate, Good	Artificial saltmarsh and saline reedbeds	Good	1	3	Not Possible	Not Possible	Not Possible	14	Not Possible	Condition enhancement only	
Artificial littoral coarse sediment	Moderate	Moderate, Good	Artificial littoral coarse sediment	Good	1	3	Not Possible	Not Possible	Not Possible	2	Not Possible	Condition enhancement only	
Artificial littoral mud	Moderate	Moderate, Good	Artificial littoral mud	Good	3	6	Not Possible	Not Possible	Not Possible	4	Not Possible	Condition enhancement only	
Artificial littoral sand	Moderate	Moderate, Good	Artificial littoral sand	Good	1	4	Not Possible	Not Possible	Not Possible	1	Not Possible	Condition enhancement only	
Artificial littoral muddy sand	Moderate	Moderate, Good	Artificial littoral muddy sand	Good	3	5	Not Possible	Not Possible	Not Possible	4	Not Possible	Condition enhancement only	
Artificial littoral mixed sediments	Moderate	Moderate, Good	Artificial littoral mixed sediments	Good	3	5	Not Possible	Not Possible	Not Possible	2	Not Possible	Condition enhancement only	
Artificial littoral seagrass	Moderate	Moderate, Good	Artificial littoral seagrass	Good	10	20	Not Possible	Not Possible	Not Possible	20	Not Possible	Condition enhancement only	
Artificial littoral biogenic reefs	Moderate	Moderate, Good	Artificial littoral biogenic reefs	Good	5	15	Not Possible	Not Possible	Not Possible	6	Not Possible	Condition enhancement only	
Littoral sand	Moderate	Moderate, Good	Littoral sand	Good	1	2	Not Possible	Not Possible	Not Possible	3	Not Possible	Condition enhancement only	
Artificial hard structures	Moderate	Moderate, Good	Artificial hard structures, Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Good	5	15	Not Possible	Not Possible	Not Possible	8	Not Possible	Condition enhancement within same distinctiveness or enhancement to medium distinctiveness habitat	
Artificial features of hard structures	Moderate	Moderate, Good	Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Good	4	13	Not Possible	Not Possible	Not Possible	7	Not Possible	Condition enhancement within same distinctiveness or enhancement to medium distinctiveness habitat	
Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Moderate	Moderate, Good	Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Good	4	13	Not Possible	Not Possible	Not Possible	7	Not Possible	Condition enhancement only	
Species-rich native hedgerow	Moderate	Moderate, Good	Species-rich native hedgerow	Good	5	12	Not Possible	Not Possible	Not Possible	2	Not Possible	Condition enhancement only	
Native hedgerow - associated with bank or ditch	Moderate	Moderate, Good	Native hedgerow - associated with bank or ditch	Good	5	12	Not Possible	Not Possible	Not Possible	2	Not Possible	Condition enhancement only	
Native hedgerow with trees	Moderate	Moderate, Good	Native hedgerow with trees	Good	10	20	Not Possible	Not Possible	Not Possible	4	Not Possible	Condition enhancement only	
Native hedgerow	Moderate	Moderate, Good	Native hedgerow, Species rich native hedgerow, Native hedgerow - associated with bank or ditch, Native hedgerow with trees	Good	5	12	Not Possible	Not Possible	Not Possible	2	Not Possible	Condition enhancement or enhancement to any medium distinctiveness hedgerow	
Non-native and ornamental hedgerow	Poor	Poor	Enhancement not possible	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement not possible	
Line of trees	Moderate	Moderate, Good	Native hedgerow with trees, Line of trees, Line of trees - associated with bank or ditch	Good	20	30+	Not Possible	Not Possible	Not Possible	10	Not Possible	Condition enhancement or enhancement to an ecologically valuable line of trees or any medium distinctiveness hedgerow - i.e. should retain trees	
Ecologically valuable line of trees	Moderate	Moderate, Good	Ecologically valuable line of trees, Ecologically valuable line of trees - associated with bank or ditch	Good	20	30+	Not Possible	Not Possible	Not Possible	10	Not Possible	Condition enhancement or enhancement to an ecologically valuable line of trees - associated with bank or ditch	
Line of trees - associated with bank or ditch	Moderate	Moderate, Good	Line of trees - associated with bank or ditch	Good	20	30+	Not Possible	Not Possible	Not Possible	10	Not Possible	Condition enhancement or enhancement to an ecologically valuable line of trees or any medium distinctiveness hedgerow - i.e. should retain trees	
Ecologically valuable line of trees - associated with bank or ditch	Moderate	Moderate, Good	Ecologically valuable line of trees - associated with bank or ditch	Good	20	30+	Not Possible	Not Possible	Not Possible	10	Not Possible	Condition enhancement only	
Ditches	Moderate	Moderate, Good	Ditches	Good	5	10	Not Possible	Not Possible	Not Possible	4	10	Condition enhancement only	
Canals	Moderate	Moderate, Good	Canals	Good	10	10	Not Possible	Not Possible	Not Possible	10	10	Condition enhancement only	
Culvert	Poor	Poor	Canals, Ditches	Not Possible	Not Possible	Not Possible	Not Possible	1	Not Possible	Not Possible	Not Possible	Enhancement to Canal or Ditch	

[illegible]

Small sites metric version history		
Version	Changes made	Date released
Version 1.0.0	Initial statutory version	29th November 2023
Version 1.0.1	Updated to correct some labelling errors, minor formula errors and expand column widths	12th February 2024
Version 1.2.0	Fixed some discrepancies in difficulty of creation and enhancement for 3 habitat types	5th March 2024
Version 1.2.1	Unlocked Strategic Significance selection box for individual trees. Locked additional cells. Added version history. European protected species added to desktop assessment tab. Setting a unit target with a zero unit baseline is now optional for each module. The options for planning application type have been restricted.	23rd July 2024
Version 1.2.2	Fix made to error specific to Version 1.2.1 relating to area checker on Area Habitats tab.	24th July 2024

4.0 Biodiversity Gain Plan Report

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

27/09/2024

1.2 Planning application reference number

1.3 Local planning authority (LPA)

LB of Camden

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

5 Bacon's Lane , London, N6 6BL

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

2 storey house of 306 sqm GIA replacing existing 1950s house, renovated in 2007. New building improves energy performance and generally maintains mass / scale of 2017 planning approval.

2. Developer details

2.1 Applicant name

Simon Fraser

2.2 Company Name

Simon Fraser RIBA

2.3 Address

5 Bacon's Lane Highgate London London N6 6BL

2.4 Email address

2.5 Telephone number

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

Simon Fraser

2.8 Date

27/09/2024

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan.
For example, a consultancy ecologist or planning agent.

3.1 Name

Simon Fraser

3.2 Company name

Simon Fraser RIBA

3.3 Address

5 Bacon's Lane Highgate London London N66LJ

3.4 Email address

3.5 Telephone number

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

Simon Fraser

3.8 Date

27/09/2024

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

I am not using the habitat creation, enhancement, or offsite purchases in any other scheme

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on-site, including to avoid or minimise the impact on irreplaceable habitats.

The BNG strategy has been to minimise harm by generally building on land that has no habitat value (replacement of an existing house) and enhancing the existing onsite habitat with new planting and creating new habitat such as green roofs. The existing tree that has to be removed (an adjacent tree died 2 or 3 years ago) is being replaced with 2 trees to compensate for the harm of removing the tree. Further trees are being planted in the garden.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☐ Yes

☒ No

4.6 How will you achieve the target net gain percentage?

- ☒ On-site
- ☐ Off-site
- ☐ Both-site

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

- ☐ Yes
- ☒ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

4.9 If no, how many off-site biodiversity units do you need to meet 10% net gain?

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

4.12 Do you have a habitat management and monitoring plan?

☐ Yes

☒ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name

5 Bacons Lane_SSM_f9b8_metric.xlsm

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

N/A – Small Site Metric Used

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

See BGP File's Annex in Map's Report

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

See BGP File's Annex in Map's Report

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☐ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

06/09/2024

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.1165

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.1325

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.0160

Area habitat biodiversity units % change

13.74

Hedgerow biodiversity units

0.0000

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0.0000

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if the trading was satisfied for each distinctiveness group. If the trading was not satisfied, tell us if you agreed bespoke compensation.

Very high

High

Medium

Low

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☐ Yes

☒ No

