

# **Biodiversity Net Gain Assessment**

Schoolkeeper's House, Gospel Oak

Site	Schoolkeeper's House, Gospel Oak
Project number	170125
Client name / Address	Camden Borough Council, Gospel Oak, Camden, London, NW3 2JB

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#### **Declaration of compliance**

The information which we have provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.



We are a Chartered Institute of Ecology and Environmental Management (CIEEM) Registered Practice. All of our ecologists are members of CIEEM and between them carry licences for the majority of protected species.



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## **1. EXECUTIVE SUMMARY**

In March 2025 MKA Ecology Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) assessment for Schoolkeeper's House, Gospel Oak. This Biodiversity Net Gain Assessment has been prepared to detail how the biodiversity enhancements in the proposed scheme will lead to an overall benefit to biodiversity.

The Site currently comprises a vegetated garden, scattered trees and developed land; sealed surface and covers a total of 0.02 hectares. The proposed development involves the removal of the existing vegetated garden habitat and the majority of the trees on Site to facilitate the construction of a new purpose-built sensory garden for the pupils of Gospel Oak Primary School. The newly proposed habitats include modified grassland, vegetated gardens, scattered trees, artificial unvegetated land; unsealed surface and developed land; sealed surface.

To provide an objective assessment of the potential value of the proposed biodiversity enhancements, the Defra Statutory Biodiversity Metric (Defra, 2024) is applied. The measures, a proxy for biodiversity that use habitat types and their areas, are compared before (the existing condition) and after the completion of the proposed development.

It has been concluded that the proposed development will lead to a net loss of 41.99% in biodiversity at the Site, equating to a net change of -0.12 biodiversity units, provided that these habitats are created, managed and maintained appropriately and in line with a detailed management plan, as required under the Environment Act 2021.

Given the small size of the Site there are limited opportunities for habitat creation and enhancement on-Site. On-site compensation will be achieved through the additional tree planting, which is considered a key habitat given its contribution of 0.06 Habitat units to the post development condition of the Site.

There is a remaining unit deficit of 0.15 in order to achieve 10% net gain. It is recommended that these units are secured by working with the Local Planning Authority (LPA) to identify opportunities for off-Site habitat provision. Discussions are currently being undertaken within Camden Borough Council to confirm the planting of eight additional trees in other Council owned land. Alternatively, if it is not possible to secure these units through the LPA, it is recommended that the off-Site Habitat units are secured through an off-Site habitat bank or broker. Should it not be possible to deliver the required biodiversity value through off-Site units will be achieved will be detailed in a BNG Plan to be secured through a condition.



It should be noted that the predicted net-gain in biodiversity is reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future. It will be critical to ensure that appropriate management activities are put in place in order to achieve the desired condition of the proposed habitats. It is recommended that measures to ensure the successful creation and long-term management of proposed habitats are outlined in a Landscape and Ecology Management Plan (LEMP) for the Site.

# 2. INTRODUCTION

### 2.1. Purpose

This Biodiversity Net Gain (BNG) Plan is submitted for the approval of Camden Borough Council to show how a 10% net gain for biodiversity will be achieved as required by the LPA, and to fulfil requirements of the Environment Act 2021.

The purpose of this assessment is to review the existing biodiversity value of the Site, comparing this to the proposed landscape masterplan and calculate an overall biodiversity net change for the Site. The primary method of calculating this change will follow the Defra Statutory Biodiversity Metric (Defra, 2024). The aim of using this method is to demonstrate whether the proposed development and landscape masterplan will deliver a net gain in biodiversity.

The process of achieving and assessing BNG should follow the below principles and rules, as set out within *Biodiversity Net Gain, Good Practice Principles for Development* (Baker *et al.*, 2019) (Table 1) and *The Statutory Biodiversity Metric* – *User Guide* (Defra, 2024) (Table 2).

This BNG Plan is in line with British Standard BS8683.

Principle	In practice					
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 g					
	elsewhere.					
2. Avoid losing biodiversity that cannot be	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to					
offset elsewhere	achieve NNL/net gain.					
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.					
4. Address risk	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 losses occurring and gains being fully realised.					

Table 1: The UK's good practice principles for biodiversity net gain (Baker et al., 2019)



Principle	In practice
5. Make a measurable net gain	Achieve a measurable, overall gain for biodiversity and the services ecosystems
contribution	provide while directly contributing towards nature conservation priorities.
6. Achieve the best outcomes for biodiversity	<ul> <li>Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:</li> <li>Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses</li> <li>Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation</li> <li>Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels</li> <li>Enhancing existing or creating new habitat</li> <li>Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity</li> </ul>
7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
8. Create a Net Gain legacy	<ul> <li>Ensure Net Gain generates long-term benefits by:</li> <li>Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity</li> <li>Planning for adaptive management and securing dedicated funding for long- term management</li> <li>Designing Net Gain for biodiversity to be resilient to external factors, especially climate change</li> <li>Mitigating risks from other land uses</li> <li>Avoiding displacing harmful activities from one location to another and Supporting local-level management</li> </ul>
9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

#### Table 2: Biodiversity net gain rules (Defra, 2024)

Rule	In practice
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites.
3	The tools remove the need for a user to manually calculate the change in biodiversity value.
	The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.



## 3. HABITATS

#### 3.1. Present – baseline condition survey

A Preliminary Ecological Appraisal (PEA) was conducted by MKA Ecology Ltd on 28 March 2025 (MKA Ecology Ltd, 2025) to inform the baseline habitats present. The Site was found to cover a total of 0.02 hectares and comprises a vegetated garden, scattered trees and developed land; sealed surface. The habitats at the Site were mapped during the Preliminary Ecological Appraisal and are presented in Figure 1. The areas occupied by each habitat type are detailed in the next section.

A condition assessment of the baseline habitats was conducted on 28 March 2025. More information on how habitat conditions were assigned is provided in Appendix 1.

Survey constraints of the PEA are described in Section 4.9.

There are no irreplaceable habitats on Site. Please note that any impacts on designated sites and protected species that may result from the development have been addressed in the PEA, which also outlines plans for mitigation and enhancement where required (MKA Ecology Ltd, 2025).

#### 3.2. Future – proposed landscape and enhancements

The proposed development involves the removal of the existing vegetated garden habitat and the majority of the trees on Site, and the construction of a new purpose-built sensory garden for the pupils of Gospel Oak Primary School. The proposed habitat map for Schoolkeeper's House, Gospel Oak is presented in Figure 2. Proposed habitats include modified grassland, vegetated gardens, scattered trees, artificial unvegetated land; unsealed surface and developed land; sealed surface.

It is these proposed habitats that will form the basis of the calculation of 'net-change' in biodiversity using the Defra metric (see Section 1).











Figure 2. Proposed habitats for Schoolkeeper's House, Gospel Oak



## 4. METHODOLOGIES

#### 4.1. Biodiversity Net Gain assessor

This BNG assessment was conducted and reviewed by Rory Roche, Senior Ecologist at MKA Ecology Ltd. Rory has nine years' experience in the industry and is considered a competent assessor under the Statutory Biodiversity Metric requirements (Defra, 2024). This BNG assessment report was written by Izzy Clarke, Graduate Ecologist at MKA Ecology Ltd. Izzy is in her first year of consultancy and is developing her skills as an ecologist. This report has been reviewed and approved by Rory.

#### 4.2. Assignment of habitats

To establish whether the proposed development will contribute positively to biodiversity we use the Defra Statutory Biodiversity Metric (Defra, 2024). This method uses habitat as a proxy for biodiversity and its primary application is to provide planners and developers with a method of establishing how much and what type of habitats should be created or enhanced in order to ensure that the proposed development results in a net gain for biodiversity. Habitats are assigned the following scores:

- Distinctiveness: A measure of the type and importance of a habitat.
- Condition: A measure of the present or predicted condition of a habitat type.
- Strategic significance: How a habitat is regarded within Local Planning Policy.

Habitat distinctiveness is automatically assigned in the Statutory Biodiversity Metric. Please see Appendix 1 for further information on how habitat condition and strategic significance was assigned in this assessment.

For proposed habitats, where there is an attempt to predict the habitat type following establishment additional handicaps or risk scores are imposed representing the following factors:

- Difficulty: More difficult habitats incur a greater risk.
- Time to condition: In general, it takes longer for habitats to reach a better condition, plus certain habitats by their very nature take longer to create or restore.
- If the creation or enhancement of habitats is delayed, an additional risk score is applied. This will not apply in the present case.
- If habitats are created off-site, an additional risk score is applied. This will not apply in the present case.

The multipliers used in habitat assignment in the Biodiversity Net Gain Metric are detailed further in Table 3 below.



Multiplier	When applied	Description
Distinctiveness	Before and after	A measure of the type of habitat, automatically assigned within the Metric.
Condition	Before and after	The condition of the habitat. Uses the Technical Supplement ( <i>Panks et al. 2021a</i> ); Higher levels of condition give rise to greater values. In some cases, no condition assessment is required and these habitats are automatically allocated a score.
Strategic significance	Before and after	Whether a habitat is important within its local context.
Time to target condition	After	Used to account for the fact that habitat creation as part of a development is rarely instant. A 'handicap' is applied, with habitats that take longer to establish resulting in a greater reduction.
Difficulty of creation/restoration	After	Habitats that are more difficult to create/restore cause a reduction in the biodiversity unit as they are associated with a greater risk of failure.
Spatial risk	After	Habitat that is created at a greater distance away from the development site carries a greater risk of removing other natural habitats.
Advanced and delayed habitat creation	After	Used to account for situations where there is a mismatch between a negative impact on biodiversity and work to create or enhance the 'post-intervention habitats'. This can either be in the form of habitat creation occurring in advance or being delayed beyond the point of baseline losses.

Table 3: Multipliers	used in the	calculation of	Biodiversity	Net Gain
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#### 4.3. Trading Summary

The Defra Statutory Biodiversity Metric includes a Trading Summary which must be satisfied to achieve a positive outcome in the Net Gain assessment (see Rule 1, Table 2). The trading rules ensures that habitat losses are compensated for on a "like for like" or "like for better" basis. Newly created or enhanced habitats should achieve a higher distinctiveness and/or condition than those lost.

Further details on how the metric is calculated is provided in the aforementioned publications, with more site-specific detail provided in Appendix 1: Assignment of biodiversity metric multipliers and Appendix 2: Biodiversity net gain calculator.

### 4.4. Mapping habitats

Current habitats were mapped and areas calculated using QGIS during the Preliminary Ecological Appraisal (see Section 3.1 for details of habitat types). The proposed habitats were calculated in QGIS using a digitised and geo-referenced version of the proposed landscaping plans provided in Figure 2 (see Section 3.2 for details of habitat types).

#### 4.5. Hedgerows



Hedgerows, given their unique linear characteristic and their position as 'edge habitats' are treated as linear features in the Statutory Biodiversity Metric calculator and are calculated as 'biodiversity metres'. The metrics calculated for hedgerows have therefore been calculated and presented separately. No hedgerows are present on Site and therefore this category is omitted in this assessment.

#### 4.6. Rivers and streams

Rivers and streams, given their linear form and important role in habitat connectivity, are treated as linear features in the Statutory Biodiversity Metric calculator and are calculated as 'biodiversity metres'. The metrics calculated for rivers and streams have therefore been calculated and presented separately. No rivers are present on Site and therefore this category is omitted in this assessment.

### 4.7. Habitat degradation

It is confirmed that the baseline habitats have not been significantly altered or modified since 30 January 2020 and, as such, it is appropriate to assess the baseline habitats in their current condition.

### 4.8. Sharing data

Relevant ecological data collected during baseline habitat and protected species surveys at the Site will be shared with Greenspace Information for Greater London (GIGL) following acceptance of this BNG Plan.

### 4.9. Assumptions and constraints

Several assumptions are made to enable this Biodiversity Net Gain assessment. The primary assumptions are listed below:

- The net gains in biodiversity that are estimated are reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future; this is particularly true of the modified grassland and fruit tree habitats;
- It is assumed that there will be no time delay in establishing the modified grassland and fruit trees; and
- Proposed tree canopy areas have been calculated using the "Tree Helper" within the Metric calculator tool. As per The Statutory Biodiversity Metric: User guide (Defra, 2024) size classes for newly planted street trees have been categorised as 'small'.

Constraints experienced during the PEA which may influence the baseline assessment of habitats present are as follows:



• The assessment was undertaken outside the optimum period of April to the end of September. However, within the scope of the study it was possible to identify key habitats present and assess their likelihood of supporting a greater range of species.

## 5. RESULTS AND RECOMMENDATIONS

### 5.1. Results

The overall comparison of biodiversity units is presented in Table 4 below. The calculator used to derive these figures is provided as a separate appendix (Appendix 2: Biodiversity net gain calculator) to this report. With the current layout, there will be a net loss of biodiversity of 41.99% with a negative net change of 0.15 biodiversity units.

#### Table 4: Results of biodiversity metric calculations

Habitat	Biodiversity units (current)*	Biodiversity units (proposed)*	Biodiversity net-change*	Net percentage change
Habitats	0.25	0.17	-0.12	-41.99%

\* Habitat areas are calculated as biodiversity hectares, hedgerows as biodiversity metres

#### **On-Site measures**

The largest number of biodiversity units (0.10 units) are retained from the preservation of the mature cherry and semi-mature bay laurel trees on Site. The second largest number of units (0.06 units) is generated by the planting of four new fruit trees.

It is recommended that bird and bat boxes are also installed into new buildings as part of the proposed landscaping plans, as recommended in the PEA report (MKA Ecology Ltd, 2025). The Statutory Biodiversity Metric has no means to formally account for these enhancements in the net gain assessment. However, they will provide additional value for biodiversity post-development and therefore should be noted.

#### Off-Site measures

Trees are considered to be moderate distinctiveness habitats. The loss of habitats of moderate distinctness must be compensated for on a "like for like" or "like for better" basis in order to meet the trading rules. This means compensation with habitat of the same distinctness or a habitat of higher distinctiveness from any broad habitat type.

Therefore, in order to achieve a 10% net gain and address the trading rule requirements, a total of 0.15 Habitat units will be to be compensated for off-Site. Detailed plans of how off-Site units will be met will be confirmed following granting of planning permission. It is expected that off-Site compensation will be readily achievable given the small number of biodiversity units and low habitat distinctiveness required.



#### 5.2. Recommendations

It is understood that discussions are being held internally within Camden Borough Council to ensure that suitable off-Site tree planting can be provided within Council owned land to provide the required biodiversity units attributable to the development.

Should off-Site habitat provision within Council owned land not be possible, it may be necessary to apply a spatial risk multiplier (SRM) depending on the location of the off-Site compensation, in which case additional Habitat units would be required to provide a 10% net gain in biodiversity attributable to the development. Off-Site compensation will need to deliver a minimum of these units' value in a habitat type of at least low distinctiveness.

Off-Site units could be secured through working with an off-Site habitat bank or broker to deliver a net gain off-Site. Should these options not be feasible, then Statutory Credits can be purchased, however this is a last resort option.

#### **Recommendation 1**

Work with the LPA to deliver net gain off-Site.

Alternatively, if overall net gain for the proposed development cannot be delivered with the directly with the LPA, off-Site compensation can be addressed through on off-Site habitat bank or broker.

It should be noted that where compensation for biodiversity loss is located outside of the LPA boundary, but within a neighbouring LPA, the SRM is 0.75. Where compensation is located outside of a neighbouring LPA, the SRM is 0.5.

#### **Recommendation 2**

If overall net gain of 10% cannot be delivered with the LPA boundary, secure the off-Site habitat units required through an off-Site habitat bank or broker.

If off-Site biodiversity compensation cannot be delivered through liaison with the LPA or through an off-Site habitat bank or broker, then Statutory Credits can be purchased.

Please note, that this is a last resort option for developers and the above options should be explored before this approach is taken.



#### **Recommendation 3**

As a last resort, off-Site Statutory Credits can be purchased to achieve 10% BNG attributable to the development.

The overall net gain in biodiversity units predicted in this assessment is reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future. It is critical that habitats on site reach the target condition estimated in this assessment and this will require careful consideration during both the planning and construction phase. It is particularly important that the planted fruit trees and modified grassland reach their target condition in order to result in an overall biodiversity net gain on the Site. In addition, it is crucial that the trees to be retained are protected during demolition and construction using root protection fencing around the root zones in accordance with British Standards BS 5837 2012: Trees in Relation to Construction.

It is recommended that a Landscape and Ecology Management Plan (LEMP) is produced for the Site. This will outline measures for the successful creation and management of habitats for a minimum of 30 years to ensure the target conditions for each habitat type is reached as outlined in this assessment.

#### **Recommendation 4**

Produce a Landscape and Ecology Management Plan (LEMP) for the Site covering a minimum of 30 years post-development.



## 6. CONCLUSIONS

The proposed development at Schoolkeeper's House, Gospel Oak involves the removal of all existing habitats and the majority of the trees on Site to facilitate the creation of a purpose-built sensory garden for the students at Gospel Oak Primary School. The landscaping plans include the planting of four trees, the creation of an area of modified grassland, and the provision of a strip of vegetated garden and areas of artificial unvegetated; unsealed surface. The remaining areas will be comprised of developed land; sealed surface, and a number of fruit trees will be planted.

The use of the Defra Statutory Biodiversity Metric to calculate measures of biodiversity for the existing and proposed habitats confirm that the proposed development is likely to lead to a net loss of 41.99% in biodiversity.

Given that the proposed development will not result in a net gain in biodiversity of 10%, it will be necessary for the development to deliver additional units through off-Site provision.

Off-Site compensation of 0.03 Habitat units will be required, either through working with LPA or through an off-Site habitat bank or broker, with full details to be provided in a HMMP following planning submission. It is expected that off-Site habitat compensation will be readily achievable given the relatively small number of units required and the low distinctiveness of the habitats involved. Should it not be possible to deliver the required biodiversity value through off-Site measures, then Statutory Credit purchases should be explored.

The predicted net-gain in biodiversity is reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future. It will be critical to ensure that appropriate management activities are put in place in order to achieve the desired condition of the proposed habitats. It is recommended that measures to ensure the successful creation and long-term management of proposed habitats are outlined in a LEMP for the Site.



## 7. REFERENCES

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## 8. APPENDICES

#### 8.1. Appendix 1: Assignment of biodiversity metric multipliers

#### Strategic significance

Strategic significance was assigned as being 'low' for all current and proposed habitats, apart from the urban trees, which were assigned as 'high', as trees are listed as a priority in the London Plan 2021 and the Draft Camden Local Plan 2024.

#### Condition

The below tables detail the rationale for the condition assessments made for each habitat type.

#### **Current habitats**

#### Individual trees – Urban tree

C	Condition Assessment	T1	T2	Т3	T4	T5	Т6	T7
	criteria							
A	The tree is a native species (or at least 70% within the block are native species).	x	V	4	V	x	¥	¥
В	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).	~	~	~	~	~	~	~
С	The tree is mature (or less than 50% within the block are mature).	x	x	x	x	~	x	x
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%	x	✓	x	~	~	~	x



C	condition Assessment	T1	T2	Т3	T4	T5	Т6	T7
	criteria							
	of expected canopy for							
	their age range and							
	height.							
Е	Natural ecological							
	niches for vertebrates							
	and invertebrates are							
	present, such as	х	х	х	х	x	х	~
	presence of deadwood,							
	cavities, ivy or loose							
	bark.							
F	More than 20% of the							
	tree canopy area is							
	oversailing vegetation	v	v	v	v	v	v	v
	beneath.							
Со	ndition	Poor	Moderate	Moderate	Moderate	Good	Moderate	Moderate
Tree species		Serbian	Holly	Field maple	Bay laurel	Cherry	Field	Silver
		Spruce					maple	birch
Ret	ained or lost?	Lost	Lost	Lost	Retain	Retain	Lost	Lost

#### Other habitats

Habitat	Condition score	Rationale for condition assessment
Vegetated garden	Condition Assessment N/A	No condition assessment required – allocated a score of 1
Urban – developed land; sealed surface	N/A – other	No condition assessment required – allocated a score of 0



## Proposed habitats

	Condition Assessment Criteria	Rationale for Meeting Condition Assessment Criter	ia
	There are 6-8 vascular plant species per m <sup>2</sup> present,	Proposed seed mix includes 4 grass species. Species	
1	including at least 2 forbs.	composition with an average of 6 species per m <sup>2</sup> should	
	Note - this criterion is essential for achieving	be achievable with appropriate management to allow	~
	Moderate or Good condition.	forbs to be present within the sward.	
	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	Grassland will be mown short for use as an informal play area.	
2	microclimates which provide opportunities for		x
	vertebrates and invertebrates to live and breed.		
	Any scrub present accounts for less than 20% of the		
	total grassland area. (Some scattered scrub such as		
3	bramble. may be present).	Should be achieved with appropriate management.	~
	Note - patches of scrub with continuous (more than		
	90%) cover should be classified as the relevant scrub		
	habitat type.		
	Physical damage is evident in less than 5% of total		
	grassland area. Examples of physical damage include	The grassland will be used as an informal play area	
4	excessive poaching, damage from machinery use or	such that the level of use anticipated is expected to lead	х
	storage, erosion caused by high levels of access, or any	to greater than 5% damage coverage.	
	other damaging management activities.		
	Cover of here ground is between 1% and 10% including	Should be achieved with appropriate management.	
5	localised areas (for example, a concentration of rabbit	Although grassland will be used as an informal play	
Ð		area, level of use anticipated is not expected to lead to	v
	wanens).	substantial bareground.	
6	Cover of bracken is less than 20%.	Should be achieved with appropriate management.	~
	There is an absence of invasive non-native plant		
7	species (as listed on Schedule 9 of Wildlife and	Should be achieved with appropriate management.	~
	Countryside Act).		
*	Condition: Moderate	·	•
	Meets five out of seven criteria.		

#### Individual tree – Urban tree

	Condition Assessment Criteria	Rationale for Meeting Condition Assessment Criter	ia
1	More than 70% of trees are native species.	Trees will be domestic fruit tree species.	х
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	All trees to be counted individually and so automatically pass.	~
3	More than 50% of trees are mature or veteran.	All trees will be young.	x
4	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height.	Trees expected to be pruned in such a way as to maintain over 75% of their canopy for their age, allowing for pruning approach to fruit trees.	~



Condition Assessment Criteria		Rationale for Meeting Condition Assessment Criteria	
5	Management regime has encouraged micro habitat	All trees will be too young to support ecological niches,	
	sites for birds, mammals and insects e.g. presence of	and given their location within a school setting, it is	$\checkmark$
	deadwood, cavities or loose bark etc.	unlikely that deadwood will be allowed to be developed.	
6	More than 20% of the tree canopy area is oversailing	<b>-</b>	
	vegetation beneath.	I rees will be oversailing grassland	~
*	Condition: Moderate		
	Three of six criteria met.		

### Other habitats

Habitat	Condition score	Rationale for condition assessment
Vegetated garden	Condition Assessment N/A	No condition assessment required – allocated a score of 1
Urban – developed land; sealed surface	N/A – other	No condition assessment required – allocated a score of 0
Urban – Artificial unvegetated, unsealed surface	N/A – other	No condition assessment required – allocated a score of 0



## 8.2. Appendix 2: Biodiversity net gain calculator

As attachment.



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