

Biodiversity Net Gain Report

Survey site:

85 High Street, Great Cheverell, Devizes, Wiltshire, SN10 5XR

Client:

Bernadette Hallett

Report date:

17/12/2025

Project:

This report is prepared to inform a planning application with Wiltshire Council. The proposal is described as: *'demolition of the existing dwelling and construction of two new dwellings with associated landscaping'*.

Status	Issue	Name	Date
Final	2.0	Laurence Wills ACIEEM BSc (Hons), Senior Ecologist	17/12/2025

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

This approach is enshrined in Government planning guidance, for example, paragraph 185 of the National Planning Policy Framework for England.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Ltd was instructed by Bernadette Hallett to undertake a Biodiversity Net Gain (BNG) Assessment for a proposed development at 85 High Street, Great Cheverell, Devizes, Wiltshire, SN10 5XR (hereafter referred to as “the site”). Proposals for the site are described as: *‘demolition of the existing dwelling and construction of two new dwellings with associated landscaping’*.

The proposed development is anticipated to result in a **37.16% net loss** in area-based habitat units and **100% net loss** in linear-based habitat units. It is noted that watercourse units are not applicable to this assessment. A minimum 10% net gain for area-based habitat units and linear-based habitat units is not achieved, as such, the proposed development is not currently compliant with legislation (Environment Act 2021). Furthermore, the habitat trading rules are not satisfied as baseline low/medium distinctiveness habitats are not sufficiently compensated for through post-development habitat creation.

In order to achieve the required 10% net gain in area-based habitat units and to satisfy the habitat trading rules, the proposed development needs to provide an additional **1.43 area-based habitat units and 0.08 linear-based habitat units**, comprising the correct habitat types to compensate for the overall loss in low/medium distinctiveness habitat types. Details of biodiversity off-setting are included in Section 4.

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1.0 Introduction and Context

1.1 Introduction

Arbtech Consulting Ltd was instructed by Bernadette Hallett to undertake a Biodiversity Net Gain (BNG) Assessment for a proposed development at 85 High Street, Great Cheverell, Devizes, Wiltshire, SN10 5XR (hereafter referred to as “the site”). Proposals for the site are described as the ‘*demolition of the existing dwelling and construction of two new dwellings with associated landscaping*’. (hereafter referred to as the “Proposed Development”). A plan shows the proposed development is provided in **Appendix A**.

This report should be read in conjunction with the following documents:

- **Statutory Biodiversity Metric** - Completed in accordance with the proposed development (Arbtech Consulting Ltd, 2025).
- **Preliminary Ecological and Roost Appraisal** - PEA PRA - 85 High Street, Devizes, Wiltshire SN10 5XR -39466201-21.04.25.V2 (Arbtech Consulting Ltd., 2025).

1.2 Site Context

The site is situated within a rural location within the town of Great Cheverell, Wiltshire (national grid reference: ST 98386 54416). The site comprises a bungalow, bramble scrub, other neutral grassland, non-native hedgerows, areas of hardstanding and scattered mature trees. The site is surrounded by similar residential properties to the east, south and west, and a large open amenity garden to the north. Open agricultural fields are present within the wider environment to the north, with scattered mature trees present within the surrounding areas. A network of well-connected hedgerows is also present, creating possible commuting corridors for wildlife. The local and wider landscape is considered to provide moderate potential for a range of wildlife.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of +10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term should be adopted to ensure biodiversity net gain can be delivered. Biodiversity Net Gain became mandatory for new developments (non-exempt) on 12th February 2024.

The DEFRA Statutory Biodiversity Metric is the latest version of the metric tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a +10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

Baseline Biodiversity Value and Habitat Degradation

A review of aerial imagery and previous landscape mapping (Google Earth, 2025) show evidence that the habitats onsite have not significantly been removed/become significantly degraded since the period of 20th January 2020. The current condition of the site, as surveyed in April 2025 (Arbtech Consulting Ltd, 2025), is therefore valid for use as the baseline for biodiversity net gain calculations. The baseline BNG Calculation is therefore directly informed by the Preliminary Ecological Appraisal. A baseline habitat plan is provided in **Appendix B** which shows the current habitat classification of the site during the period of April 2025. A table overleaf shows evidence of the habitat values in relation to the timescales:

Table 1.0: Habitat degradation onsite

May 2019	January 2025
Historical imagery < 20 May 2018 > >I 	Historical imagery < 7 May 2025 > >I 

Habitat Classification

The Preliminary Ecological Appraisal (PEA) classified the habitats on site according to UK Habitat Classification User Manual (UK Habitat Classification Working Group, 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development). Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2025).

Statutory Biodiversity Metric and Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric Condition Assessment Supplement (Natural England, 2024), if applicable. The habitats were calculated and entered into the Statutory Biodiversity Metric excel document published on 3rd July 2025.

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations within the Wiltshire Core Strategy (2015).

Report Limitations

No limitations are recorded.

Post Development Biodiversity Value

The post development BNG Calculation was informed by 'PROPOSED_Drawing 351.' (Poulsom, 2025), which shows the broad landscape proposals. The Proposed Site Plan is provided in **Appendix A**. Habitat coverage anticipated post-development is illustrated on the plan in **Appendix D**.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, 2023).

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created. Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2025).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric Condition Assessment Supplement (Natural England, 2024). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value (based on the development plans and professional judgement);
- Function within the landscape (based on the location of the proposed habitats and a review of Google and OS imagery); and
- Any site or habitat allocations under the Wiltshire Core Strategy (2015).

3.0 Results and Evaluation

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition, and strategic significance. Condition assessment sheets (where applicable) are presented in **Appendix E**.

Table 1: Baseline Biodiversity Value

Habitat	Area (ha)/ Length(km)	Area Retained or Enhanced	Description	Condition Assessment	Strategic Significance
Area-based habitats					
Grassland: Modified grassland (<u>g4 – 32</u>)	0.0816ha	None	An area of grassland is present within the east and north section of the site. The grassland shows evidence of recent maintenance; however, sward height is well varied. The site was left unoccupied and subsequently the habitats were unmanaged for a long period of time. Historically the grassland was utilised as an amenity space, and it was maintained at a short height as a result. The grassland is consistent with no patchy areas recorded or areas of damage.	Moderate: passes 5 of 7 criteria Assessed using the 'Grasslands low distinctiveness' habitat type condition sheet.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Heathland and shrub: Bramble scrub (<u>h3d – 32</u>)	0.0609ha	None	Two main areas of bramble scrub were recorded within the northwest corner, north and east section of the site. The habitat has experienced recent maintenance to allow access to the site, and therefore areas have been assessed and mapped retrospectively, notably the east section. Aerial imagery indicates the areas were overgrown due to the previous inoccupancy of the site for a long period of time.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

Urban: Developed land; sealed surface (<i>u1b5 – u1b6</i>)	0.0183ha	None	A detached bungalow is present within the centre of the site. The building is surrounded by amenity patio area. Areas of hardstanding comprising a driveway and patio are present within the central and south areas of the site.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Individual trees: Urban trees (<i>small, moderate condition</i>)	0.0122ha	None	T2, T4, and T9 are located within the east section of the site, within previous areas of bramble scrub. The trees are recorded as 'small' size and are all native species.	Moderate: (see Appendix C for criteria assessment) Assessed using the 'Individual Trees' habitat type condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Individual trees: Urban trees (<i>small, good condition</i>)	0.0041ha	Retained: 0.0041ha	T12 is located along the northern boundary of the site. The tree is situated within the areas bramble scrub and borders an area off site to the north that comprises amenity grassland. The tree is recorded as 'small' size and are all native species.	Good: (see Appendix C for criteria assessment) Assessed using the 'Individual Trees' habitat type condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Individual trees: Urban trees (<i>medium, moderate condition</i>)	0.0489ha	Retained: 0.0163ha	T3, T6, and T8 are located within the east section of the site within the bramble scrub. Due to the dense vegetation, the diameter of T8 could not be measured, however, the tree was assessed visually to be 'medium'. All trees are native species. T6 will be retained onsite.	Moderate: (see Appendix C for criteria assessment) Assessed using the 'Individual Trees' habitat type condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Individual trees: Urban trees (<i>medium, good condition</i>)	0.0326ha	Retained: 0.0326ha	T10 and T14 are located within the east section within the bramble scrub and west section within the grassland, respectively. The trees were recorded as 'medium' size and are all native species.	Good: (see Appendix C for criteria assessment) Assessed using the 'Individual Trees' habitat type condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not

					part of a habitat corridor or steppingstone).
Individual trees: Urban trees (<u>Large, moderate condition</u>)	0.0366ha	Retained: 0.0366ha	T5 is located within the southeast section of the site within the bramble scrub. The tree is recorded as 'large' size and is a native species. The tree will be retained onsite.	Moderate: (see Appendix C for criteria assessment) Assessed using the 'Individual Trees' habitat type condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Individual trees: Urban trees (<u>Large, good condition</u>)	0.1099ha	Retained: 0.0733ha	T1, T11, and T13 are located within the east section within the bramble scrub and west section within the grassland, respectively. The trees were recorded as 'large' size and are all native species. T11 and T13 will be retained.	Good: (see Appendix C for criteria assessment) Assessed using the 'Individual Trees' habitat type condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Linear-based habitats					
Hedgerow: Non-native and ornamental hedgerow (<u>h2b</u>)	0.076km	None	Two hedgerows are present on the site. H1 is located along the southern boundary of the site and H2 is located along the western boundary of the site. Both hedgerows are between grassland and hardstanding and serve as a perimeter boundary for the site.	Hedgerow condition pre-determined as ' Poor ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition, and strategic significance.

Table 2: Post Development Biodiversity Value

Habitat (UK Habs)	Area (ha)/ Length(km)	Description	Target Condition	Strategic Significance
Area-based habitats				
Urban: Developed land; sealed surface – <u>u1b</u>	0.0747ha	Two dwellings (two buildings) will be created on site, with areas of hardstanding comprising driveways and parking spaces. Areas of hardstanding will also be present around the buildings on site for patio and walkways.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Not included within local strategy.
Urban: Vegetated garden – <u>u1</u>	0.0664ha	Front and rear garden spaces with small green spaces will be present within site ownership of the dwellings.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Not included within local strategy.
Urban: Ground based green wall – <u>u1</u>	0.0111ha	Due to the elevation change on site, rock walls will be created that will be utilised as growing species and a green wall will be planted within.	The green wall will be grown specifically to have varied vegetation structure by prefilling with a mix of species, including specific species that will create nectar sources for invertebrates. No non-native species will be allowed to colonise within the habitat. The target condition will therefore be ' good '	Low Strategic Significance Not included within local strategy.

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Statutory Metric. The headline results as described below.

- The baseline biodiversity unit score: **Area-Based Habitat Units:** 3.04; **Hedgerow Units:** 0.08; **Watercourse units:** N/A.
- The post-development biodiversity unit score: **Area-Based Habitat Units:** 1.91; **Hedgerow Units:** 0.00; **Watercourse units:** N/A.
- The on-site net change in biodiversity units: **Area-Based Habitat Units:** -1.13; **Hedgerow Units:** -0.08; **Watercourse units:** N/A

This results in the following change in biodiversity value of the site:

- Area Based Habitat Units: -37.16%**

- **Hedgerow Units: -100%**
- **Watercourse units: N/A**

4.0 Conclusions and Recommendations

4.1 Discussion

The proposed development is anticipated to result in a **37.16% net loss** in area-based habitat units and a **100% net loss** in linear-based habitat units. It is noted that watercourse units are not applicable to this assessment. A minimum 10% net gain for area-based habitat units is not achieved, as such, the proposed development is not currently compliant with legislation (Environment Act 2021). Furthermore, the habitat trading rules are not satisfied as baseline low/medium distinctiveness habitats are not sufficiently compensated for post-development.

4.2 Scope for Enhancement

It is assessed that there is limited scope for enhancement within the site in accordance with the existing scheme. This is largely due to loss of the scrub and tree habitats onsite. The areas on site are required for the proposed development and the site would require a redesign to allow areas to be used to offer any additional units, however, due to the area it is unlikely to be possible. The trading rules to create the same habitat type as scrub and grassland onsite is the main limiting factor due to the limited space. Due to the loss of the majority of habitats on site that is required for the development, no areas can be enhanced and used to regain any units.

4.3 Off-Setting

In order to achieve the required 10% net gain in area-based habitat units and linear-based habitat units, and to satisfy the habitat trading rules, the proposed development needs to provide overall **1.43 area-based habitat units and 0.08 linear-based habitat units**, comprising the correct habitat types to compensate for the overall loss in low/medium distinctiveness habitat types. This can be achieved through offsite land within ownership being enhanced or through acquiring additional land through purchase or third-party collaboration. It is possible to purchase Statutory Biodiversity Credits to account for the loss of the habitats onsite, which will fund national habitat creation projects, however this will come at an increased cost.

4.4 30-Year Management Plan

A BNG Management Plan must be produced for the site to comply with current guidance detailed within the Statutory Biodiversity Metric guidance documents. The management plan will provide best practice prescriptions for the implementation, management, and monitoring of the proposed landscaping for a minimum term of 30 years to ensure the site is developed in accordance with the BNG Assessment. It is anticipated that a BNG Management Plan will be produced prior to any development activity that incorporates the selected option for biodiversity off-setting and subsequently demonstrates a compliant BNG.

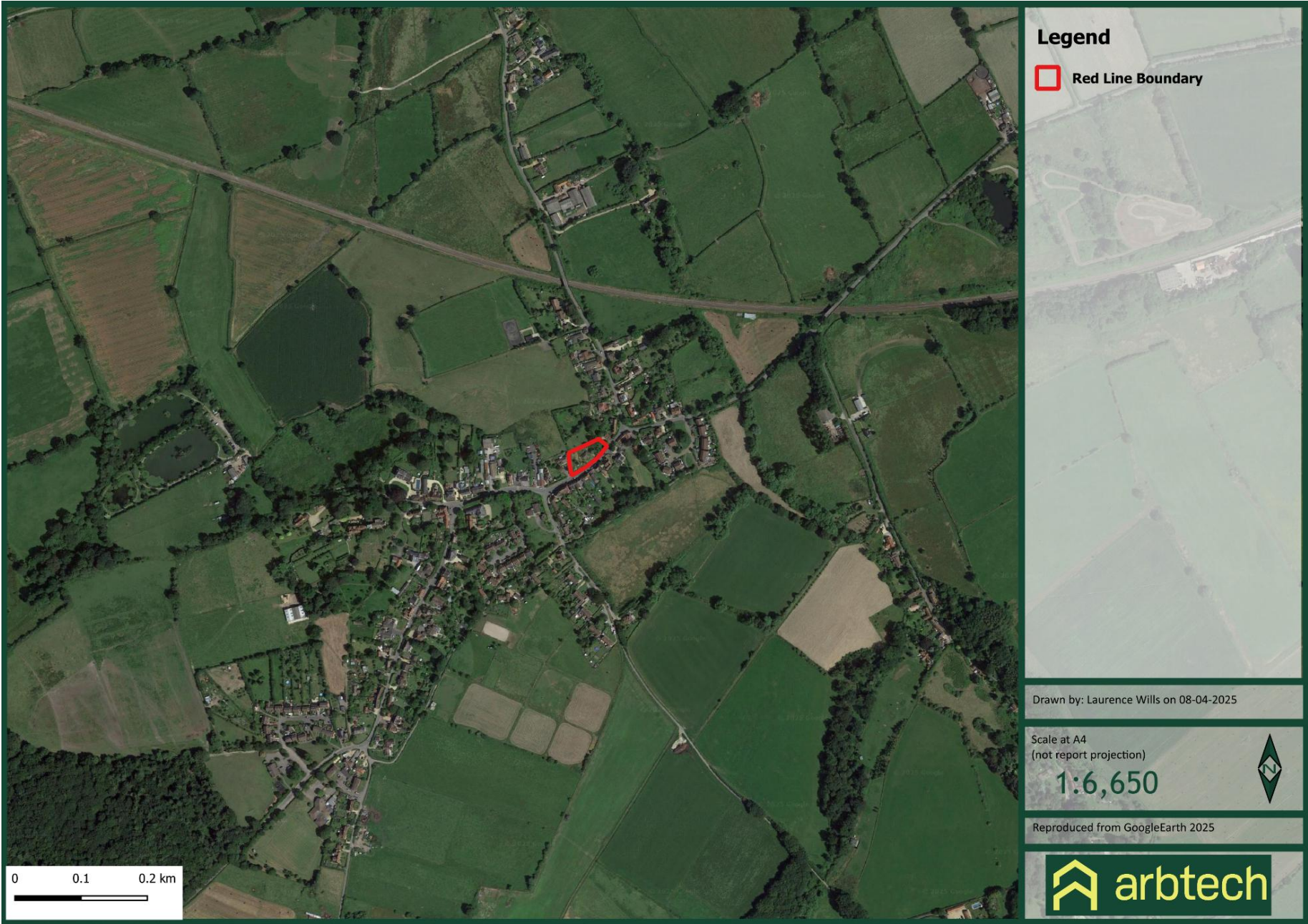
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Appendix A: Proposed Development Plan



Appendix B: Site Location Plan



Appendix C: Baseline Habitat Survey Plan



Appendix D: Post-Development Habitat Plan



Appendix E: Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On site	Survey date and Surveyor name	4th April 2025 - Laurence Wills BSc (Hons)
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Yes	Abundance of approximately 6-7 per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	Larger areas of damage of around 10%.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	Larger areas of bareground but scattered
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	X	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.													
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>													
Habitat Description													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.													
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location	Onsite		Survey date and Surveyor name		4th April 2025 - Laurence Wills ACIEEM								
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	
			Grid reference										
Condition Assessment Criteria													Notes (such as justification)
			Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	Yes	No	No	No	No	No	No	No	Yes		
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes		
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	No	No	No	No	Yes	No	Yes	No	Yes		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	No	No	Yes	Yes	No	No	No	Yes	Yes		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes		
Number of criteria passed		5	4	3	4	3	3	2	4	4	6		
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓											
Passes 5 or 6 criteria	Good (3)	X									X		
Passes 3 or 4 criteria	Moderate (2)		X	X	X	X	X		X	X			
Passes 2 or fewer criteria	Poor (1)							X					
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees

Individual trees – Rural trees

Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):

Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):

Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Onsite	Survey date and Surveyor name	4th April 2025 - Laurence Wills ACIEEM									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		Habitat parcel reference										
		T11	T12	T13	T14							
		Grid reference										
Condition Assessment Criteria												Notes (such as justification)
		Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes	Yes	Yes							
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	Yes	Yes							
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	Yes	Yes	Yes							
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes	Yes	Yes							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	Yes	Yes	Yes							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes							
Number of criteria passed		6	6	6	6							
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√										
Passes 5 or 6 criteria	Good (3)	X	X	X	X							
Passes 3 or 4 criteria	Moderate (2)											
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Appendix F: Headline BNG results

85 High Street

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline

Area habitat units3.04

Hedgerow units0.08

Watercourse units0.00

On-site post-intervention

(Including habitat retention, creation & enhancement)

Area habitat units1.91

Hedgerow units0.00

Watercourse units0.00

On-site net change

(units & percentage)

Area habitat units-1.13

Hedgerow units-0.08

Watercourse units0.00

-37.16%

-100.00%

0.00%

On-site net gain is less than target set ▲

On-site net gain is less than target set ▲

Off-site baseline

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

Off-site post-intervention

(Including habitat retention, creation & enhancement)

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

Off-site net change

(units & percentage)

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

0.00%

0.00%

0.00%

Combined net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units-1.13

Hedgerow units-0.08

Watercourse units0.00

Spatial risk multiplier (SRM) deductions

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

FINAL RESULTS

Total net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units-1.13

Hedgerow units-0.08

Watercourse units0.00

Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units-37.16%

Hedgerow units-100.00%

Watercourse units0.00%

Total net gain achieved is less than target set ▲

Total net gain achieved is less than target set ▲

Trading rules satisfied?

No - Check Trading Summaries ▲

Unit Type

Target

Baseline Units

Units Required

Unit Deficit

Area habitat units

10.00%

3.04

3.34

1.43

Hedgerow units

10.00%

0.08

0.08

0.08

Watercourse units

10.00%

0.00

0.00

0.00

No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲