

**Hertford Heath and Haileybury
Biodiversity Net Gain
Assessment**

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Summary

Report purpose	To present the methods and results of a biodiversity net gain assessment for two plots of land in Hertford Heath and Haileybury.
Commission date	February 2020
Date and methods	Desk study: February 2020 Application of the net gain metric: March 2020
Existing pre-development baseline habitats: Client site	<p>The existing habitats on the site and their most likely condition are:</p> <ul style="list-style-type: none"> • Improved grassland: Poor. • Semi-improved grassland: Moderate. • Scrub: Poor. • Hedgerows: Moderate. <p>The existing biodiversity value of the site in biodiversity unit (BU) terms is 11.49 BU for habitats and 7.52 BU for hedgerows.</p>
Existing pre-development baseline habitats: Competitor site	<p>The existing habitats on the site and their most likely condition are:</p> <ul style="list-style-type: none"> • Improved grassland: Poor. • Semi-improved grassland: Poor & Moderate. • Scrub: Poor. • Garden: Poor. • Houses & roads: N/A. • Native hedgerow: Moderate. <p>The existing biodiversity value of the site in biodiversity unit (BU) terms is 18.62 BU for habitats and 2.49 BU for hedgerows.</p>
Post-development habitats: Client site	<p>The post-development habitats on the site and their target 'condition' will be:</p> <ul style="list-style-type: none"> • Grassland (flower rich meadow): Moderate. • Grassland (marshy): Moderate. • Open water (flood attenuation feature): Moderate. • Amenity grassland: Poor. • Gardens: Poor. • Street trees: Moderate) • Houses and roads: N/A. • Native hedgerow: Moderate. <p>The post-development biodiversity value of the site is 20.27 BU for habitats and 7.68 BU for hedgerows.</p>

<p>Post-development habitats: Competitor site</p>	<p>The post-development habitats on the site and their target 'condition' will be:</p> <ul style="list-style-type: none"> • Grassland (flower rich meadow): Moderate. • Open water (flood attenuation feature): Moderate. • Amenity grassland: Poor. • Gardens: Poor. • Street trees: Moderate) • Houses and roads: N/A. • Native hedgerow: Moderate. <p>The post-development biodiversity value of the site is 6.81 BU for habitats and 2.49 BU for hedgerows.</p>
<p>Overall biodiversity net gain: Client site</p>	<p>The overall biodiversity net gain is +76.4% for habitats and +2.1% for hedgerows.</p>
<p>Overall biodiversity net gain: Competitor site</p>	<p>The overall biodiversity net gain is -63.43% for habitats and +25.72% for hedgerows.</p>

1 Introduction

Aims of study

- 1.1 This report presents the methods and results of the biodiversity net gain (BNG) assessment of two parcels of land at Hertford Heath and Haileybury, Hertfordshire. For both parcels of land the proposal is for residential development. The potential for biodiversity net gain is compared between the two parcels of land.
- 1.2 For each parcel of land the existing and proposed habitats and their condition are described, the habitat creation and enhancement resulting from the development is set out and the summary outcome of the Defra Biodiversity Metric 2.0 is provided together with the associated interpretation of the results and any relevant assumptions or limitations.

Background to commission

- 1.3 BSG Ecology was commissioned by Woodhouse Property Consultants Ltd in February 2020 to prepare this BNG assessment.

Site Description

- 1.4 The two parcels of land are situated in Hertford Heath, Hertfordshire. Both are located within East Hertfordshire District Council's area.
- 1.5 The two parcels of land are illustrated on Figure 1. Both parcels of land sit within a wider landscape comprised of residential development, woodland and agricultural land. Land of ecological significance in the area includes the Hertford Heath Site of Special Scientific Interest (SSSI) and ancient woodland including Balls Wood, Goldings Wood and High Wood.
- 1.6 Throughout this report the two parcels of land are referred to as the 'client site' and the 'competitor site'. The descriptions for those two parcels of land are:

Client site

- 1.7 This site is referred to in planning documents as "Land west of London Road, Hertford Heath". It is an area of 5.53 ha. It is proposed for a residential development of 84 dwellings.

Competitor site

- 1.8 This site is referred to in planning documents as "Land to the east of the Roundings, Hertford Heath". It is an area of 3.19 ha. It is proposed for a residential development of 84 dwellings. The proposal includes some existing houses in the Roundings which will be demolished.

The policy and legislation background

National biodiversity net gain policy

- 1.9 Existing Government policy for England on biodiversity net gain is set out in Paragraph 170 of the National Planning Policy Framework (NPPF) (MHCLG, 2019). This states that

"Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures..."

- 1.10 In July 2019 the Government confirmed the intention to make biodiversity net gain mandatory in England for developments that require planning consent (with some minor exclusions and a simplified assessment for small sites); that the scale of net gain required would be a 10% increase;

that the process would favour net gain that occurred on site or locally; and that the calculation of net gain would be carried out using a calculation process published by Defra.

- 1.11 Defra also issued their revised method for calculating the net change in biodiversity (Defra Biodiversity Metric 2.0) in July 2019 along with guidance for developers and the ecology profession on how to apply it. Minor bug-fixes and an updating of the function of the connectivity tool were made in December 2019.
- 1.12 The Defra Biodiversity Metric 2.0 is considered to be the emerging national standard and is therefore appropriate to apply to this site.

Local planning policy

- 1.13 The adopted East Hertfordshire Local Plan (East Hertfordshire District Council, 2018) makes specific reference to biodiversity net gain and the use of a metric in Policy NE2 Sites or Features of Nature Conservation Interest (Non-Designated). This states:

“All proposals should achieve a net gain in biodiversity where it is feasible and proportionate to do so, as measured by using and taking into account a locally approved Biodiversity Metric, and avoid harm to, or the loss of features that contribute to the local and wider ecological network.”

- 1.14 It is understood from planning policy staff at East Hertfordshire District Council that there is not currently a local approved Biodiversity Metric. Accordingly the Defra Biodiversity Metric 2.0 is applied.

Proposed mandatory biodiversity net gain legislation

- 1.15 Government signalled its intention to make biodiversity net gain mandatory in England in the Queen’s Speech of December 2019 that referred to the introduction of the Environment Bill. The speech stated that one of its elements would be:

“Protecting nature by mandating ‘biodiversity net gain’ into the planning system, ensuring new houses aren’t built at the expense of nature and delivering thriving natural spaces for communities.”

- 1.16 That Bill received its First Reading in the House of Commons on 30 January 2020 and its Second Reading on 26 February 2020. The key measures of that proposed legislation relating to biodiversity net gain are (as itemised in the current draft Schedule 14):
- The submission by the developer of a ‘biodiversity gain plan’.
 - Achievement of a biodiversity net gain of 10%.
 - Application of a biodiversity metric produced and published by the Secretary of State.
 - Fixing the pre-development biodiversity value to a pre-determined reference date of 30 January 2020.
 - Maintenance of the biodiversity enhancements for at least 30 years after the development is completed.

2 Biodiversity Net Gain Assessment Method

Introduction

- 2.1 In order to demonstrate the extent of measurable biodiversity net gain, the Defra Biodiversity Metric 2.0 has been used to calculate the biodiversity value both for the existing site baseline conditions and for the post-development situation for both the client site and the competitor site.
- 2.2 Since neither site has been visited by an ecologist from BSG Ecology then uncertainty has to be accounted for in the interpretation of the information available. This is provided by presenting two scenarios for each site: The 'most likely situation' and a 'precautionary position'. The 'most likely situation' is based on the information available (survey report and/or desk study) and the interpretation of that information by an experienced ecologist from BSG Ecology applying knowledge from the field survey of similar types of site (land use, geology, hydrology etc) across south-east England. The 'precautionary position' takes the same information and is interpreted by the same ecologist applying their knowledge of the unusual or rare types of habitat or habitat condition that they have experienced during field survey of similar types of site (land use, geology, hydrology etc) across south-east England. That 'precautionary' interpretation is in the direction of a habitat type or condition that would give it a greater biodiversity value in the Defra Biodiversity Metric 2.0.
- 2.3 The habitat identification, interpretation and evaluation has been carried out and reported on for the two sites separately (see Section 3). The sub-division of each site in to habitat areas has been kept the same under both the 'most likely situation' and the 'precautionary position' scenarios.
- 2.4 Habitat information is used to complete the existing site baseline net gain calculation to establish the biodiversity value of the client site and the competitor site, quantified by the number of biodiversity units.
- 2.5 Information is then taken from the proposed development plans to carry out the post-development situation calculations for the client site and the competitor site. The calculator requires that habitat distinctiveness and condition are determined together with the area of habitat that will be affected.
- 2.6 Taken together, the above calculations will identify the net gain/loss in 'biodiversity unit' (BU) terms.
- 2.7 The outcome of the above process determines whether the proposed development is likely to result in an overall BU loss or gain. Where the BU value is positive then a net gain has been achieved.
- 2.8 The relevant East Hertfordshire Local Plan policy (NE2) seeks that a net gain is achieved but the policy does not quantify the extent of that gain.
- 2.9 A 10% uplift to the existing (i.e. pre-development) baseline BU value is required to demonstrate that the emerging biodiversity net gain requirement of the Environment Bill has been met. In the event that the 10% uplift is not met, then off-site options can be identified to provide the extent of gain required by the Environment Bill but that is not within the scope of this study.

Defra Biodiversity Metric 2.0

- 2.10 The biodiversity net gain assessment method is based on the information contained in the User Guide that accompanies the Defra Biodiversity Metric 2.0 (Crosher *et al.*, 2019a).
- 2.11 The calculations of biodiversity value have been carried out using the Defra Biodiversity Metric 2.0 (accessed from <http://publications.naturalengland.org.uk/publication/5850908674228224>). The metric uses habitat features as a proxy measure for capturing the value and importance of biodiversity. It is in the form of a MSEXcel spreadsheet that calculates the biodiversity value of a site before and after development based on habitat features and accounting for their size, ecological condition, location and proximity to nearby 'connecting' features.

2.12 The method used is summarised as a series of stages as follows and is set out in more detail in the subsequent paragraphs:

- Stage 1: Desk study or field survey to identify and quantify the habitats.
- Stage 2: Desk based evaluation of the 'condition' of the habitats.
- Stage 3: Calculation of the pre- and post-development biodiversity value of the site and the net change in biodiversity value using the Defra Biodiversity Metric 2.0.

Stage 1: Desk based study or field survey

2.13 Information about the distribution of habitats on site can be obtained from a desk study and/or a Phase 1 habitat survey where that survey follows the method described in JNCC (2010). The output is a map of habitat types using the standard notation for a Phase 1 habitat survey. This can be accompanied by lists of plant species and indications of land management practices for each habitat parcel in order to inform the assessments of the condition of the habitats present (see Stage 2).

2.14 The Phase 1 habitat survey map is digitised with GIS software and the areas of habitats and lengths of linear features calculated using the GIS software.

Stage 2: Desk based evaluation of the 'condition' of the habitats

2.15 The condition of each habitat identified as being on-site pre-development is assessed and scored in order to provide the necessary input to the Defra Biodiversity Metric 2.0. That assessment was carried out following the technical guidance that accompanies the Defra Biodiversity Metric 2.0 (Crosher *et. al.*, 2019b). The habitat features identified and categorised in the Phase 1 habitat survey were converted to the relevant UK Habitat Classification categories (UK Habitat Classification Working Group, 2018) as a necessary part of preparing the input to the condition assessment and to the Defra Biodiversity Metric 2.0. It should be noted that, as part of this conversion, the naming of features in source documents may differ in minor respects to the habitat names given in this document that uses the UK Habitat Classification nomenclature.

2.16 Defra Biodiversity Metric 2.0 converts the descriptive assessment of condition in to a numeric score as follows:

Description of condition	Metric score
Poor	1
Moderate	2
Good	3

Stage 3: Biodiversity net gain calculation

Calculation of pre-development ecological value

2.17 The information obtained from the Phase 1 habitat survey, the GIS calculation of areas / lengths and the condition of the habitats are used as inputs to the Defra Biodiversity Metric 2.0. The calculator outputs the pre-development biodiversity value expressed as the number of Biodiversity Units (BU).

2.18 To calculate the number of BU's the MSEXcel spreadsheet has been pre-populated with a series of formulae by Defra that take account of the following factors:

- Distinctiveness: A ranking of the habitat based on a combination of its listed conservation status and its value to wildlife as a habitat (expressed as very high, high, medium, low or very low).
- Condition: Whether the habitat is a good example of its type (expressed as poor, moderate or good).

- Extent: The area or length of the habitat.
- Connectivity: The relationship of a particular habitat patch to other surrounding similar or related semi-natural habitats.
- Strategic significance: Whether the habitat is located in a preferred location for local biodiversity and environmental objectives, such as Nature Recovery Areas or areas identified in local Biodiversity Action Plans.

2.19 The formulae translate habitat distinctiveness, condition, extent and connectivity into a score which is presented in BU's. There are separate worksheets for area based habitats and linear habitats such as hedgerows and rivers.

Calculation of post-development ecological value

2.20 The proposed post-development land uses and associated habitat types are determined from the available documents relating to the proposed developments.

2.21 The areas and / or lengths of habitat are calculated with GIS software. The calculator outputs the post-development biodiversity value expressed as the number of BU.

2.22 As for the pre-development ecological value calculation, the MSEXcel spreadsheet has been pre-populated by Defra with a series of formulae that calculate the BU's. For the post-development situation there are separate worksheets that calculate BU values for the situations where there is "Habitat Creation", "Habitat Enhancement" and "Habitat Accelerated Succession". Area based habitats and linear habitats are calculated separately.

2.23 In cases where habitat creation and enhancement are proposed then the formulae in the separate worksheets apply factors that account for the difficulty of achieving that habitat, for the time that it might take and the final condition of the habitat that is achieved. As for the pre-development habitat scoring, the formulae also account for habitat distinctiveness, extent and connectivity when calculating and presenting the output in BU's.

Calculation of the difference – the net value

2.24 The change in biodiversity value (net gain or loss) is calculated by subtracting the site's pre-development value in BU's from the post-development value that is the sum of the values for the retained, created and enhanced habitats on the site.

Assumptions and limitations

2.25 Set out here are the assumptions and limitations that apply to the method generally. In the results section that addresses the client site and the competitor site separately there are, where relevant, assumptions and limitations given that relate to each specific site.

2.26 These general assumptions and limitations are:

- The net gain assessment is based on habitats only and it does not take account of any required species actions, such as those for legally protected species.
- The assessment does not give credit (in terms of a score or biodiversity units) to those actions that are taken as part of the development that add particular features to the site, such as the provision of bird nesting boxes, that enhance the potential of the site to support particular species.
- The naming of natural and man-made features can differ between this document and the names used in the planning documents prepared by the developers and their consultants.

3 Results

3.1 This section provides information on the parameters that are input in to the net gain metric and summarises the outputs of the net gain metric for the two sites considered separately.

Client site

Stage 1: Habitats on site

3.2 The habitats on the site were determined through a field survey carried out by Southern Ecological Solutions in September 2012 (Southern Ecological Solutions, 2014). The location of these habitats across the site is illustrated in Figure 2 that has been redrawn from Southern Ecological Solutions (2014).

Stage 2: The condition of the habitats

Pre-development condition

3.3 The evaluation of the condition of the habitats present on the site pre-development was based on the criteria and guidance given for each habitat type in the Technical Supplement to Defra Biodiversity Metric 2.0 (Crosher *et al.*, 2019b). Table 1 presents the assessment of the most likely condition of the area based features and of the linear features (the hedgerows).

3.4 Table 2 presents the assessment of the precautionary position on the condition of the area based features and of the linear features (the hedgerows).

Table 1: Habitat types on the client site pre-development, their area / length and the most likely condition

Habitat type	Area (ha) or length (m)	Most likely condition
Improved grassland	5.45 ha	Poor
Semi-improved grassland	0.07 ha	Moderate
Scrub	0.01 ha	Poor
Native hedgerow	940 m	Moderate

Table 2: Habitat types on the client site pre-development, their area / length and the precautionary position on the condition

Habitat type	Area (ha) or length (m)	Precautionary position on condition
Improved grassland	5.45 ha	Moderate
Semi-improved grassland	0.07 ha	Good
Scrub	0.01 ha	Moderate
Native hedgerow	940 m	Good

Post-development condition

3.5 The habitats that will be present on site post-development are based on those that will be delivered as a result of the development as it is illustrated in the Appraisal Layout (DHA Architecture Ltd, 2019). A copy of this layout is provided in Appendix 1.

3.6 That Appraisal Layout provides only an indication that the south-west corner will be greenspace / semi-natural features. In discussion with the developer's planning agents, Pegasus Planning, it was agreed that this area was also to be the site of a suitably sized flood attenuation feature and that it is the focus for providing wildlife / habitat for the development. Accordingly such features have been included in that area.

- 3.7 The enhancement / improvement actions that result in those habitats on site post-development include:
- The creation of a flower rich meadow grassland.
 - The creation of marshy grassland around the flood attenuation feature.
 - The creation of an open water flood attenuation feature.
 - Amenity grassland in the public realm adjacent to the dwellings.
 - The planting of street trees.
 - The planting of native hedgerow.
- 3.8 The habitat types on site, their area / length and their target condition are summarised in Table 3.

Table 3: Habitat types on the client site post-development, their area / length and their target condition

Habitat type	Area (ha) or length (m)	Condition
Grassland – flower rich meadow	2.35	Moderate
Grassland - marshy	0.26	Moderate
Open water - flood attenuation feature	0.14	Moderate
Amenity grassland	0.45	Poor
Gardens	0.82	Poor
Street trees (x70)	0.03	Moderate
Houses and roads (sealed surfaces)	1.48	N/A
Native hedgerow retained	908	Moderate
Native hedgerow planted	124	Moderate

Stage 3: Biodiversity net gain metric calculation outcome

- 3.9 The Defra Biodiversity Metric 2.0 has been used to quantify biodiversity net gain. With the incorporation of the above habitat creation and enhancement measures, the following 'habitat unit' scores have been calculated, presented from the change from the baseline habitat when the condition has been evaluated as most likely or precautionary. A summary is presented in Table 4 for habitats and Table 5 for linear features (hedgerows).

Table 4: Outcome of the BNG for habitats on the client site

Context	Value (BU's)	
	Most likely	Precautionary
The pre-development biodiversity value of the site	11.49	22.43
The post-development biodiversity value of the site	20.27	21.69
The net change in biodiversity value of the site	8.78	-0.74
The net percentage change in biodiversity value of the site	76.4%	-3.3%

Table 5: Outcome of the BNG for hedgerows on the client site

Context	Value (BU's)	
	Most likely	Precautionary
The pre-development biodiversity value of the site	7.52	7.52
The post-development biodiversity value of the site	7.68	7.68
The net change in biodiversity value of the site	0.16	0.16
The net percentage change in biodiversity value of the site	2.1%	2.1%

Assumptions and limitations

3.10 The assumptions and limitations that apply specifically to the client site are:

- The habitat survey of the site was conducted in 2012 and reported in 2014. In order to check if there was any indication that the habitats on site currently departed from the evaluation in that report, a desk study was undertaken. This desk study examined aerial surveys and the MAGIC website. The available evidence was that since 2012 the site had continued in agricultural management and had retained the appearance of grassland that was being actively and productively managed rather than abandoned. The mostly likely route to the site gaining higher biodiversity value over the timescale since the reported ecology survey was through the withdrawal of agricultural management. That had not occurred and it was reasonable to conduct the biodiversity assessment based on the habitats previously reported.

Competitor site

Stage 1: Habitats on site

3.11 The habitats on the site were determined through a desk study carried out by Lewis Saunders of BSG Ecology in March 2020. The location of these habitats across the site is illustrated in Figure 3.

Stage 2: The condition of the habitats

Pre-development condition

3.12 The evaluation of the condition of the habitats present on the site pre-development was based on the criteria and guidance given for each habitat type in the Technical Supplement to Defra Biodiversity Metric 2.0 (Crosher *et al.*, 2019b). Table 6 presents the assessment of the most likely condition of the area based features and of the linear features (the hedgerows).

3.13 Table 7 presents the assessment of the precautionary position on the condition of the area based features and of the linear features (the hedgerows).

Table 6: Habitat types on the competitor site pre-development, their area / length and the most likely condition

Habitat type	Area (ha) or length (m)	Most likely condition
Improved grassland	0.34 ha	Poor
Semi-improved grassland	0.19 ha	Poor
Semi-improved grassland	1.96 ha	Moderate
Scrub	0.07 ha	Poor
Garden	0.60 ha	Poor
Houses & roads (sealed surfaces)	0.03 ha	N/A
Native hedgerow	688 m	Moderate

Table 7: Habitat types on the competitor site pre-development, their area / length and the precautionary position on the condition

Habitat type	Area (ha) or length (m)	Precautionary position on condition
Improved grassland	0.34 ha	Poor
Semi-improved grassland	0.19 ha	Moderate
Semi-improved grassland	1.96 ha	Good
Scrub	0.07 ha	Moderate
Garden	0.60 ha	Poor
Houses & roads (sealed surfaces)	0.03 ha	N/A
Native hedgerow	688 m	Moderate

Post-development condition

- 3.14 The habitats that will be present on site post-development are based on those that will be delivered as a result of the development as it is illustrated in the Indicative Site Layout for 84 Dwellings (Sworders, 2019a). A copy of this layout is provided in Appendix 2. Additional description of the proposed development is provided in the Report to Accompany Masterplan for 84 Dwellings (Sworders, 2019b) and this has contributed to the identification of the habitats that will be present on site post-development.
- 3.15 The enhancement / improvement actions that result in those habitats on site post-development include:
- The creation of a flower rich meadow grassland.
 - Two flood attenuation basins, one of which is expected to be dry throughout most years.
 - Amenity grassland in the public realm.
 - The planting of street trees.
 - The planting of native hedgerow.
- 3.16 The habitat types on site, their area / length and their target condition are summarised in Table 8.

Table 8: Habitat types on competitor site post-development, their area / length and their target condition

Habitat type	Area (ha) or length (m)	Condition
Grassland – flower rich meadow	0.50	Moderate
Open water - flood attenuation feature	0.11	Moderate
Amenity grassland	0.03	Poor
Gardens	0.94	Poor
Street trees (x70)	0.03	Moderate
Houses and roads (sealed surfaces)	1.58	N/A
Native hedgerow retained	384	Moderate
Native hedgerow planted	378	Moderate

Stage 3: Biodiversity net gain metric calculation outcome

- 3.17 The Defra Biodiversity Metric 2.0 has been used to quantify biodiversity net gain. With the incorporation of the above habitat creation and enhancement measures, the following 'habitat unit' scores have been calculated, presented from the change from the baseline habitat when the condition has been evaluated as most likely or precautionary. A summary is presented in Table 9 for habitats and Table 10 for linear features (hedgerows).

Table 9: Outcome of the BNG for habitats on the competitor site

Context	Value (BU's)	
	Most likely	Precautionary
The pre-development biodiversity value of the site	18.62	27.53
The post-development biodiversity value of the site	6.81	7.86
The net change in biodiversity value of the site	-11.81	-19.67
The net percentage change in biodiversity value of the site	-63.43%	-71.44%

Table 10: Outcome of the BNG for hedgerows on the competitor site

Context	Value (BU's)	
	Most likely	Precautionary
The pre-development biodiversity value of the site	2.49	2.49
The post-development biodiversity value of the site	3.14	3.14
The net change in biodiversity value of the site	0.64	0.64
The net percentage change in biodiversity value of the site	25.72%	25.72%

Assumptions and limitations

3.18 The assumptions and limitations that apply specifically to the competitor site are:

- A specific ecology report was not available (summary details were provided in Sworders, 2019b) and the habitats were classified and their condition assessed based on a desk study and the application of the experience of BSG Ecology. This desk study examined aerial surveys, the MAGIC website, the Wildlife Sites Inventory for East Herts (Hertfordshire Biological Records Centre, 2013) and the citation for the Hertford Heath SSSI <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001447.pdf>.

4 Conclusion

- 4.1 In a comparison between the two sites of their potential to deliver biodiversity net gain, the main drivers of the differences between them that have been identified are as set out below.
- 4.2 The client site:
- is larger and so able to accommodate more wildlife habitat on-site post-development for the same housing delivery; and
 - has a lower baseline biodiversity value under either scenario for the evaluation of the habitats present.
- 4.3 The competitor site:
- is smaller and that constraint results in less wildlife habitat delivered on-site post-development for the same housing delivery; and
 - has a higher baseline biodiversity value under either scenario for the evaluation of the habitats present.
- 4.4 The result is that, when taking the most likely evaluation of the habitats present on-site before development, the biodiversity outcome post-development is:
- Client site – a habitat based biodiversity net gain of 76.4%
 - Competitor site – a habitat based biodiversity net loss of 63.4%

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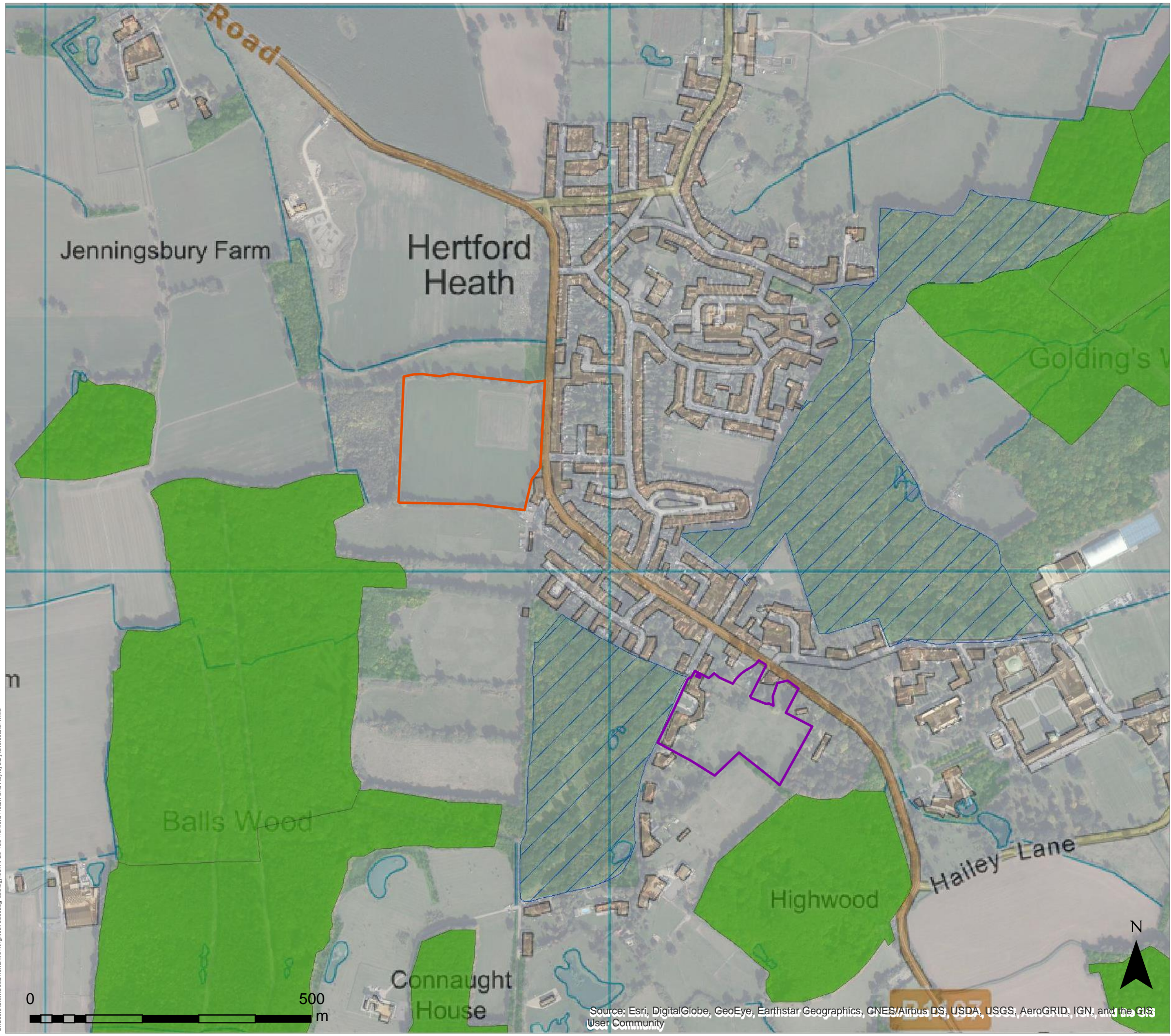
Figures

The figures contained in this report are:

Figure 1: Site location plan.

Figure 2: Client site: Pre-development habitats (redrawn from Southern Ecological Solutions, 2014).

Figure 3: Competitor site: Pre-development habitats (prepared by BSG Ecology).



LEGEND

- Client site
- Competitor site
- Ancient Woodland
- Hertford Heath Site of Special Scientific Interest (SSSI)



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PROJECT TITLE
HERTFORD HEATH AND HAILEYBURY
NET GAIN ASSESSMENT

DRAWING TITLE
Figure 1: Location of sites

DATE: 17/03/2020	CHECKED: RB	SCALE: 1:6,500
DRAWN: COH	APPROVED: RB	VERSION: 1.1

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LEGEND

- Site boundary
- Dense scrub
- I Improved grassland
- SI Semi-improved neutral grassland
- Native species-rich hedge
- x Scattered scrub



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Figure 2: Client site

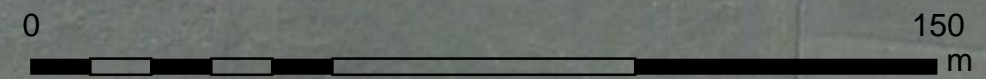
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DRAWN: COH	APPROVED: RB	VERSION: 1.0

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- LEGEND**
- Site boundary
 - Amenity grassland
 - Dense scrub
 - Garden
 - Hardstanding
 - SI Semi-improved neutral grassland
 - SI Species-poor semi-improved grassland
 - Hedgerows



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PROJECT TITLE
HERTFORD HEATH AND HAILEYBURY
NET GAIN ASSESSMENT

DRAWING TITLE
Figure 3: Competitor site

DATE: 20/03/2020	CHECKED: RB	SCALE: 1:1,250
DRAWN: COH	APPROVED: RB	VERSION: 1.0

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Appendices

Appendix 1: Client site Appraisal Layout (DHA Architecture Ltd, 2019)

Appendix 2: Competitor site Indicative Site Layout for 84 Dwellings (Sworders, 2019).

Appendix 1: Client site Appraisal Layout



Appendix 2: Competitor site Indicative Layout

