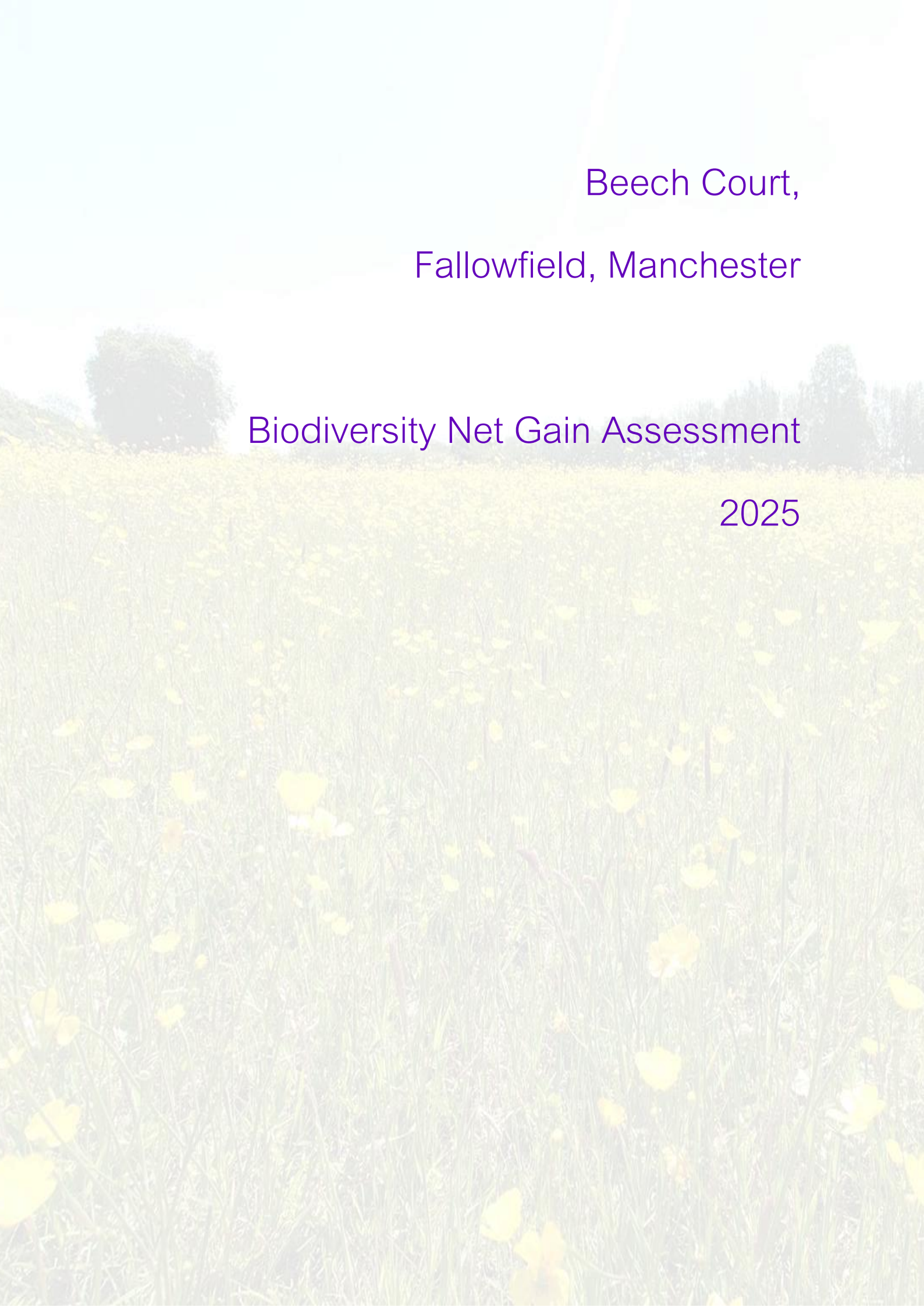




Beech Court,
Fallowfield, Manchester

Biodiversity Net Gain Assessment

2025

Client Planning Insight Ltd

Project Title Beech Court, Fallowfield, Manchester

Project Reference RHE.4573

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Executive Summary

Development Details

The client is proposing residential development at Beech Court, Fallowfield, Manchester, hereafter referred to as the 'site'.

This report describes the biodiversity baseline of the site and assesses the potential impacts of the development on its biodiversity value. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Biodiversity Net Gain Assessment

The baseline biodiversity value within the redline development is 3.98 habitat units, 0.12 hedgerow units and 0.0 watercourse units. The post-intervention biodiversity value within the red line boundary is 4.07 habitat units and 0.14 hedgerow units. This entails a net change of 0.09 (+2.32%) habitat units and 0.01 (+10.20%) hedgerow units.

Outcomes & Recommendations

The proposed development achieves >10% net gain in hedgerow units. No further mitigation is required regarding hedgerows.

The proposed development will result in a net gain of 2.32% habitat units and satisfies the trading rules. This is below the 10% mandatory net gain required and represents a unit deficit of 0.31 habitat units. For the proposed development to achieve an overall net gain for biodiversity, mitigation by purchase of biodiversity units to compensate for the shortfall in habitat units will be agreed.

Protection of ecological features (habitats and species) during the construction phase will be described in a Construction Environmental Management Plan (CEMP). Mitigation measures and prescriptions to protect, maintain and enhance retained habitats, and to create the habitat proposed, will be described in a Habitat Monitoring and Management Plan (HMMP). It is anticipated that the CEMP and HMMP will be provided as a planning condition in advance of the commencement of the proposed development.



1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited (RHE) was commissioned in 2025 by Planning Insight Ltd (the Client) to carry out a Biodiversity Net Gain (BNG) Baseline Assessment of land at Beech Court, Fallowfield, Manchester (the 'site'). The site is located at O.S. grid reference: SJ 85366 93780 (see Figure 1).

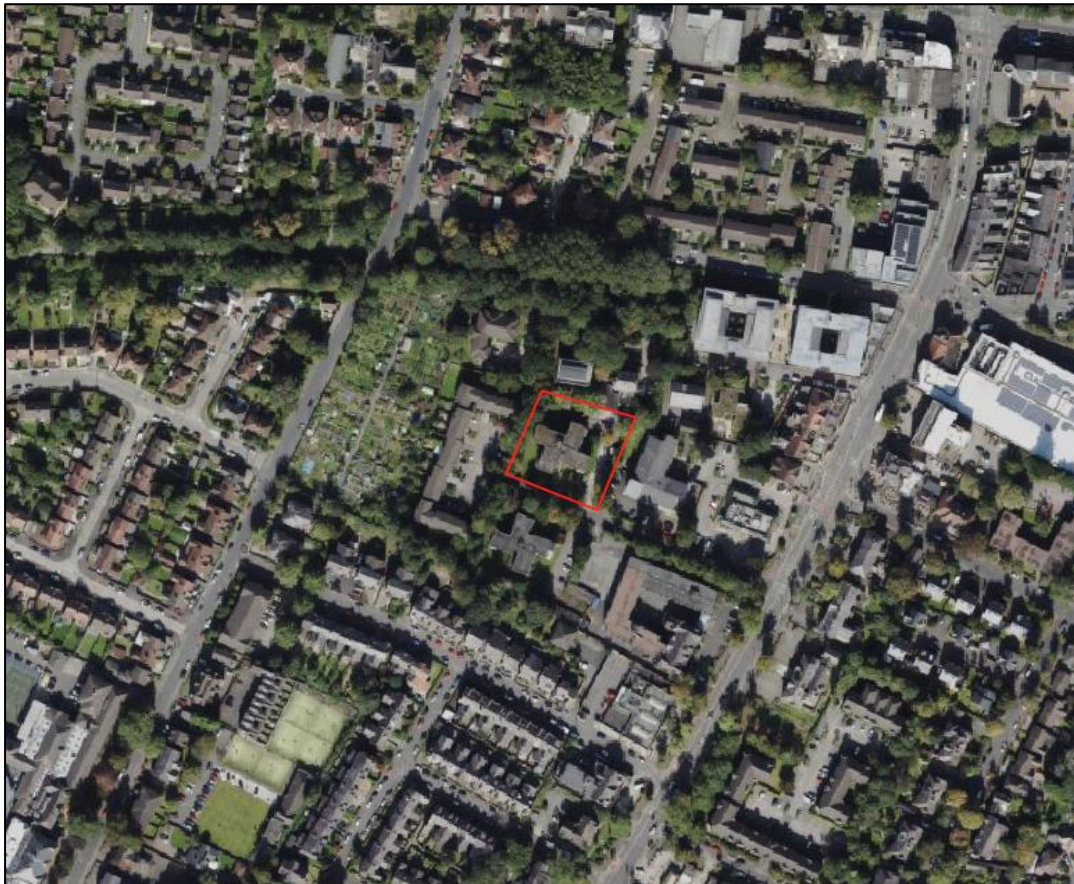


Figure 1. Map showing the location of the site (Bing maps)

- 1.1.2 The proposed development site comprises a residential building with associated garages, open parking area and soft landscaping.

Description of Development

- 1.1.3 The site will be the subject of a planning application to extend the existing residential block by one storey to provide four new residential units, along with additional cycle and car parking, and enhanced waste storage facilities.

1.2 Scope of Work

1.2.1 The Client commissioned RHE to carry out the following works:

- Habitat survey of the site, to the UK Habitat Classification System (UKHab) standards, recording and mapping the extent, type, and condition of these and including botanical species list, where necessary.
- Undertake the condition assessment per habitat, using the Statutory Condition Spreadsheets.
- Calculate the baseline habitat units (from the habitat survey) and the post-development units (to be provided by the client team) using the Defra Statutory Metric.
- Liaison with the design team to achieve 10% BNG, on or off site.
- Detailed BNG Baseline Assessment report including rationale behind conditions, results and recommendations for 10% BNG, where necessary.

1.3 Site Visit Information

Surveyor Details

1.3.1 Lucia Ruiz Mut (Ecologist) visited the site on 3rd June 2025. Lucia has over three years' professional experience carrying out similar surveys and is a Qualifying member of CIEEM. Lucia is also fully trained and experienced in using the Statutory Defra Metric and carrying out condition assessments.

Weather

1.3.2 The weather at the time of the survey was overcast and dry, with an average temperature of 16°C. Weather conditions were adequate for a full assessment to be completed.



2. Methods

2.1 Field Survey

Extended Habitat Survey

- 2.1.1 In accordance with JNCC guidelines¹ and UK Habitat Classification System² (UKHab) the site was walked over and the habitats and features of ecological interest were mapped and described. Habitats and features of particular interest were target noted.
- 2.1.2 During the walkover habitat and features were assessed for their suitability to support protected and notable species in accordance with CIEEM guidelines³. Field signs of protected, notable, and invasive non-native species, if encountered, were mapped, and described.

2.2 Biodiversity Net Gain

- 2.2.1 During the site walkover the ecological condition of each habitat was assessed in accordance with the Defra (2024) guidelines⁴. Habitat types recorded and mapped during the field survey were converted from the JNCC system to the UK Habitat Classification system⁵.
- 2.2.2 Habitat data including type, area (or length), condition and strategic location were uploaded to the Defra Statutory Biodiversity Metric Calculator spreadsheet to determine the baseline value of the site. The extent of any habitats to be retained or enhanced was also entered into baseline worksheets.
- 2.2.3 The post-development masterplan was interrogated to determine areas of hard standing, buildings, and associated infrastructure. New, retained and enhanced habitats were classified and allocated a target condition, based on habitat type, location and management input. This information was uploaded to the metric spreadsheet to obtain a post-development value.
- 2.2.4 The pre- and post-development values were compared to determine whether the yield of biodiversity units achieved a deficit or gain.

¹ JNCC (2010). *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit*. Joint Nature Conservation Committee, Peterborough

² UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

³ CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

⁴ The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf (publishing.service.gov.uk)

⁵ UKHab-v2.01-July-2023-Final-2.pdf. at <http://UKhab.org>

2.3 Mitigation Hierarchy

2.3.1 Mitigation measures should be embedded within the masterplan design and planning application process. Measures during the construction phases should be included in a Construction Environmental Management Plan: Biodiversity (CEMP). This process from proposal to implementation needs to consider the 'mitigation hierarchy' of avoid, reduce, compensate, and enhance:

- Aim to avoid negative effects through the design process.
- Mitigate if negative effects cannot be avoided.
- Use compensation measures to offset residual impacts.
- Identify and implement opportunities to enhance biodiversity.



3. Results

3.1 Survey Constraints

- 3.1.1 Field survey results are valid for a limited duration and no investigation can provide a complete description and characterisation of a site. The composition of habitats and species can change depending on environmental variables and the mobility of species, so the results of a study become less reliable over time. In some cases, surveys that are three years old may be acceptable for a project assuming that habitats have not significantly changed in the intervening period, but for protected species it is likely that survey data will need to be no more than 18 months old.
- 3.1.2 The site was fully accessible with no constraints to the survey to be undertaken.

3.2 Habitats

- 3.2.1 Habitats and Target Note photographs are contained in Appendix 1. The Baseline UKHab Classification Map is contained in Appendix 2. Aerial photography of the site is contained in Appendix 3. Condition Assessments are supplied as a separate spreadsheet.
- 3.2.2 All habitats are of low strategic significance as they are not formally identified in a local strategy.

Developed Land; Sealed Surface

- 3.2.3 Developed land, sealed surface (1) on site is comprised of the existing paved path, vehicular access, open parking area and garages.
- 3.2.4 This habitat makes up 0.089ha of the site. It is of very low distinctiveness and condition assessment does not apply to this habitat. It delivers zero habitat units.

Buildings

- 3.2.5 Buildings (2) on site include the main residential building and a small garage at the eastern boundary. Buildings are classified as 'Developed land; sealed surface' in the Statutory Biodiversity Metric
- 3.2.6 Buildings on site cover 0.052ha, these are of very low distinctiveness, condition assessment does not apply, and they deliver zero habitat units.

Modified Grassland

- 3.2.7 The central building is surrounded by amenity grassland which is classified as 'modified grassland' (3) under the Statutory Biodiversity Metric. This habitat is intensively managed featuring a short sward and poor species richness characteristic of improved soils such as Perennial Rye-grass *Lolium perenne*,

Fescue *Festuca* spp., White Clover *Trifolium repens*, Common Daisy *Bellis perennis*, Creeping Buttercup *Ranunculus Repens*, Lesser Trefoil *Trifolium dubium* and Speedwell *Veronica* sp.

- 3.2.8 This habitat extends to 0.088ha. It is of low distinctiveness and has been assessed using Condition Assessment spreadsheet 5A. GRASSLAND LOW, resulting in poor condition. It delivers 0.18 biodiversity units.

Introduced Shrub

- 3.2.9 Introduced shrub (4) features a mixture of mostly ornamental species and is present along the western boundary and in discrete locations within the site. At the southwestern boundary of the site this is mostly comprised of the invasive, non-native species *Rhododendron ponticum* (TN1). At the western boundary there is one Hawthorn *Crataegus monogyna* specimen and one Rowan *Sorbus aucuparia* which comprise the only native species within this habitat.
- 3.2.10 This habitat extends to 0.019ha overall. It is of low distinctiveness and condition assessment does not apply. It delivers 0.04 biodiversity units.

Bare Ground

- 3.2.11 The eastern edge of the site features a planter of bare ground (5) with individual trees (see below).
- 3.2.12 This habitat extends 0.01ha. It is of low distinctiveness and has been assessed using Condition assessment spreadsheet 22A. URBAN, resulting in poor condition. It delivers 0.02 biodiversity units.

Individual Trees

- 3.2.13 There are 22 trees within the site boundary planted along the western and southern boundaries. These include native species such as Common Lime *Tilia x europaea*, Hawthorn, Oak *Quercus* spp., Wild Cherry *Prunus avium* and Holly *Ilex aquifolium* and non-native species such as Horse Chestnut *Aesculus hippocastanum*, Cypress *Cupressus* spp., Sycamore *Acer pseudoplatanus* and Beech *Fagus sylvatica*. Trees were classified per size and assessed using Condition Assessment spreadsheet 9B. INDIVIDUAL TREES. Table 1 below shows the results of this assessment.

Table 1. Tree Inventory			
Tree Label	Species	Size	Condition
T1	Lime	Medium	Moderate
T2	Hawthorn	Small	Moderate
T3	Horse Chestnut	Medium	Moderate
T4	Cypress	Medium	Moderate
T5	Horse Chestnut	Medium	Poor
T6	Oak	Medium	Moderate
T7	Willow	Medium	Moderate

T8	Wild Cherry	Small	Moderate
T9	Wild Cherry	Small	Moderate
T10	Holly	Small	Moderate
T11	Holly	Small	Moderate
T12	Lime	Large	Good
T13	Horse Chestnut	Large	Moderate
T14	Sycamore	Large	Moderate
T15	Beech	Large	Moderate
T16	Holly	Small	Moderate
T17	Beech	Large	Moderate
T18	Lime	Large	Good
T19	Holly	Small	Moderate
T20	Sycamore	Large	Moderate
T21	Lime	Large	Good
T22	Cherry Laurel	Small	Poor

3.2.14 To estimate the biodiversity units provided by individual trees, the 'Tree Helper' tool included in the metric was used to estimate their equivalent areas and input in the metric grouped by condition resulting in:

- Trees in poor condition provide 0.08 biodiversity units
- Trees in moderate condition provide 2.34 biodiversity units
- Trees in good condition provide 1.32 biodiversity units.

Hedgerows

3.2.15 Several non-native and ornamental hedgerows exist on site, as well as one short portion of native hedgerow.

H1 – Non-native and Ornamental Hedgerow

3.2.16 H1 lies along the eastern boundary of the site, as well as at a portion of the southwest of the site. Species present is Cherry Laurel *Prunus laurocerasus*.

3.2.17 The overall length of both portion of hedgerow extends to 0.057km, is condition assessed as poor and delivers 0.06 linear units.

H2 – Non-native and Ornamental Hedgerow

3.2.18 H2 occupies a small portion of the eastern boundary, in-between H1. Species present is Leyland Cypress *Cupressus x leylandii*.

3.2.19 This hedgerow extends to 0.006km, is condition assessed as poor and delivers 0.01 linear units.

H3 – Non-native and Ornamental Hedgerow

- 3.2.20 H3 runs along the southern boundary of the site. This hedgerow comprises Japanese Barberry *Berberis thunbergii*.
- 3.2.21 This hedgerow extends to 0.044km, is condition assessed as poor and delivers 0.04 linear units.

H4 – Native Hedgerow

- 3.2.22 A short portion of Holly hedgerow exists at the southwestern corner of the site boundary.
- 3.2.23 This hedgerow extends to 0.008km, is condition assessed as poor and delivers 0.02 linear units.



4. Assessment

4.1 Development Context

- 4.1.1 The following assessment is based on the Proposed Site Plan (Drawing 200; Rev 02) produced by ME Architects as shown in Appendix 4.

4.2 Biodiversity Net Gain

- 4.2.1 The Statutory Biodiversity Metric Calculator headline results are provided in Appendix 5. The metric and Condition Assessment spreadsheet have been supplied separately.

Biodiversity Baseline

- 4.2.2 The biodiversity baseline value within the redline development is 3.98 habitat units, 0.12 hedgerow units and 0.0 watercourse units.

Biodiversity Post-intervention

Retained & Enhanced

- 4.2.3 All existing trees and hedgerows on-site will be retained, providing 3.74 habitat units and 0.12 hedgerow units.
- 4.2.4 Most of the existing modified grassland and introduced shrub habitats will be retained except from a small section (0.007ha and 0.005ha, respectively) to accommodate the proposed cycle parking facilities. Retention of the modified grassland will provide 0.16 habitat units.
- 4.2.5 The retained introduced shrub (0.014ha) will be enhanced into native scrub via replacement with native species. This will be targeted at achieving poor condition within one year. This will provide 0.06 habitat units.
- 4.2.6 The existing bare ground (0.01) will be enhanced into native scrub via planting of native specimens. This will be targeted at achieving poor condition within one year. This will provide and 0.04 habitat units.

Created

- 4.2.7 An area of 0.004ha of grass paving will be created adjacent to the enclosed cycle parking this has been classed in the metric as Sparsely vegetated land – Ephemeral/Ruderal. It is targeted at achieving poor condition within one year. This will deliver 0.01 habitat units.
- 4.2.8 A total of 5 small trees will be planted across the site, targeted at achieving moderate condition within 27 years. These will deliver 0.06 habitat units.



- 4.2.9 A short section (0.013km) of non-native and ornamental hedgerow will be planted surrounding the cycle parking facilities. Condition for this habitat is fixed to poor and will be achieved within 1 year. This will deliver 0.01 hedgerow units.

Predicted Change

- 4.2.10 The post-intervention biodiversity value within the red line boundary is 4.07 habitat units and 0.14 hedgerow units. This entails a net change of 0.09 (+2.32%) habitat units and 0.01 (+10.20%) hedgerow units.

4.3 Conclusions

- 4.3.1 The proposed development achieves <10% net gain in hedgerow units. No further mitigation is required regarding hedgerows.
- 4.3.2 The proposed development will result in a net gain of 2.32% habitat units and satisfies the trading rules. This is below the 10% mandatory net gain required and represent a unit deficit of 0.31 habitat units.

5. Recommendations

5.1 Mitigation and Enhancement Measures

- 5.1.1 In accordance with the Mitigation Hierarchy, it is considered that onsite mitigation has been maximized onsite via habitat enhancement and creation to the extent possible given the size and usage constriction of the site. Off-site mitigation is not feasible since the applicant has no access to additional land off-site to offset the loss of habitat units. Thus, for the proposed development to achieve an overall net gain for biodiversity, mitigation by purchase of biodiversity units to compensate for the shortfall in habitat units will be agreed.
- 5.1.2 Protection of ecological features (habitats and species) during the construction phase will be described in a Construction Environmental Management Plan (CEMP). Mitigation measures and prescriptions to protect, maintain, enhance retained habitats and to create the habitat proposed will be described in a Habitat Monitoring and Management Plan (HMMP). Management Plans will contain Operational Aims and Objectives, Rationale for management, Prescriptions and schedules detailing the timing and responsibility for delivering the prescriptions. It is anticipated that the CEMP and HMMP will be provided as a planning condition in advance of the commencement of the proposed development.

Nesting Birds

- 5.1.3 Impacts on nesting birds should be avoided by carrying out site hedgerow trimming and similar operations outside of the bird breeding season (March- August). Construction activities that might directly impact upon breeding birds should hence be limited to the September-February period. If vegetation has to be cleared during the bird breeding season checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.

Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2025) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 187 and 193, shown below:

- 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 193. When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;



- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

The Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) includes the notification and confirmation of Sites of Special Scientific Interest (SSSIs). SSSIs can be notified for their floral, faunal, geological, or physiographical features. Protection against damaging operations and management of SSSIs is also included within the Act. Impact Risk Zones (IRZs) are zones around an SSSI account for the particular sensitivities of the features for which it is notified and identify development proposal which could have adverse impacts.

The Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) protects native animals, plants and habitats. Under the Act it is an offence to intentionally kill, injure or take any wild animal listed on Schedule 5 and it is an offence to interfere with places used for shelter or protection, or intentionally disturb animals occupying such places. The Act prohibits picking, uprooting or destroy any wild plant (or any attached seed or spore) listed in Schedule 8.

European Protected Species (EPS) such as bats, Hazel Dormouse, Otter, Natterjack Toad, Smooth Snake, Sand Lizard and Great Crested Newt are protected by the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) and the Conservation of Habitats and Species Regulations 2017. The Acts make it an offence to:

- a) Deliberately capture, injure or kill an EPS;
- b) Deliberately impair an EPS's ability to survive, breed, reproduce, rear or nurture young; to hibernate or migrate; or significantly affect the local distribution or abundance of the EPS.



- c) Possess or control live or dead EPS or any part of, or anything derived from a EPS;
- d) Damage or destroy a breeding site or resting place of an EPS;
- e) Intentionally or recklessly obstruct access to any place that is used for shelter or protection by an EPS;
- f) Intentionally or recklessly disturb a structure or place that it uses for shelter or protection that is occupied by an EPS.

All common herptiles are protected under the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000). Grass Snake, Slow Worm, Common Lizard, Adder are protected against intentional killing or injury. Common Frog, Common Toad, Smooth Newt and Palmate Newt is protected against sale. In addition, all British reptiles, Common toad and Great Crested Newt are listed as Species of Principal Importance.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.

The Protection of Badgers Act 1992 makes it an offence to wilfully, or to attempt to kill, injure, take, possess or cruelly ill-treat a Badger, or intentionally or recklessly interfere with a sett. Interference of a sett includes disturbing badgers during occupation of a sett, or damaging or destroying a sett, or obstructing access to the sett.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on every public authority to have regard to conserving biodiversity. Section 41 of the same Act requires the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity. The Secretary of State must take steps, as appear reasonably practicable, to further the conservation of those living organisms and habitats in any list published under this section. The list of species and habitats of principal importance currently includes 943 species and 56 habitats. These are the species and habitats found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework

The Hedgerows Regulations 1997 protect 'important' hedgerows from destruction or damage. A hedgerow is 'important' if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy 'important' hedgerows unless permitted by the local planning authority.

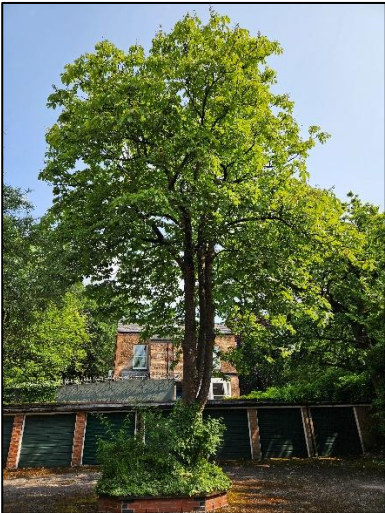


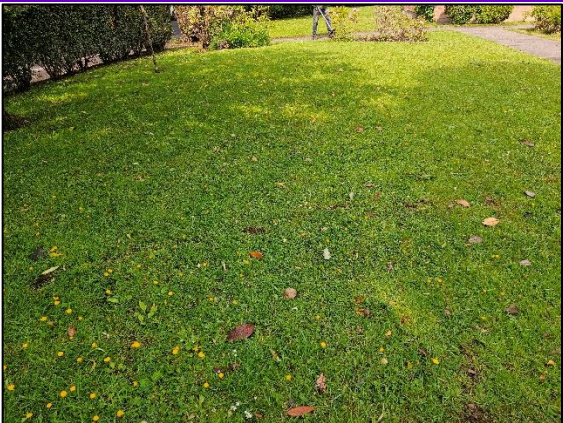
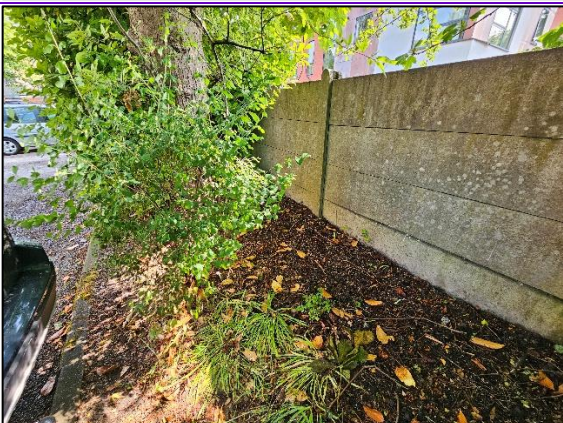
The Environment Act 2021 makes it mandatory for housing and development, subject to some narrow exemptions, to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a ‘biodiversity gain plan’ alongside usual planning application documents. The local authority must assess whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.

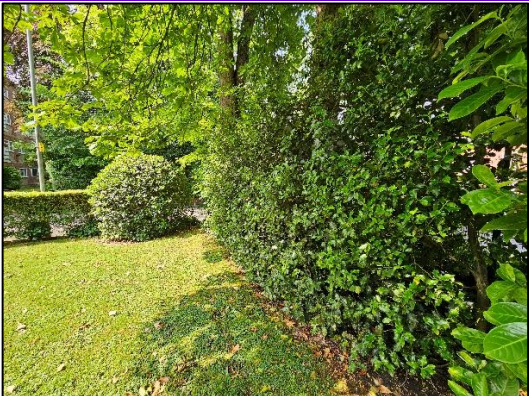
The Environment Act 2021 strengthens the duty on public authorities (NERC Act, 2006) to have regard to the conservation of biodiversity.

The Environment Act 2021 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, ‘for reasons of overriding public interest’, and two additional tests for the granting of such licences: that there is ‘no other satisfactory solution’ and that granting the licence is ‘not detrimental to the survival of any the population of the species concerned’. These changes will reduce the scope for unlicensed activities to provide clear safeguards before licences can be granted, providing legal certainty and clarity to developers about their environmental obligations.

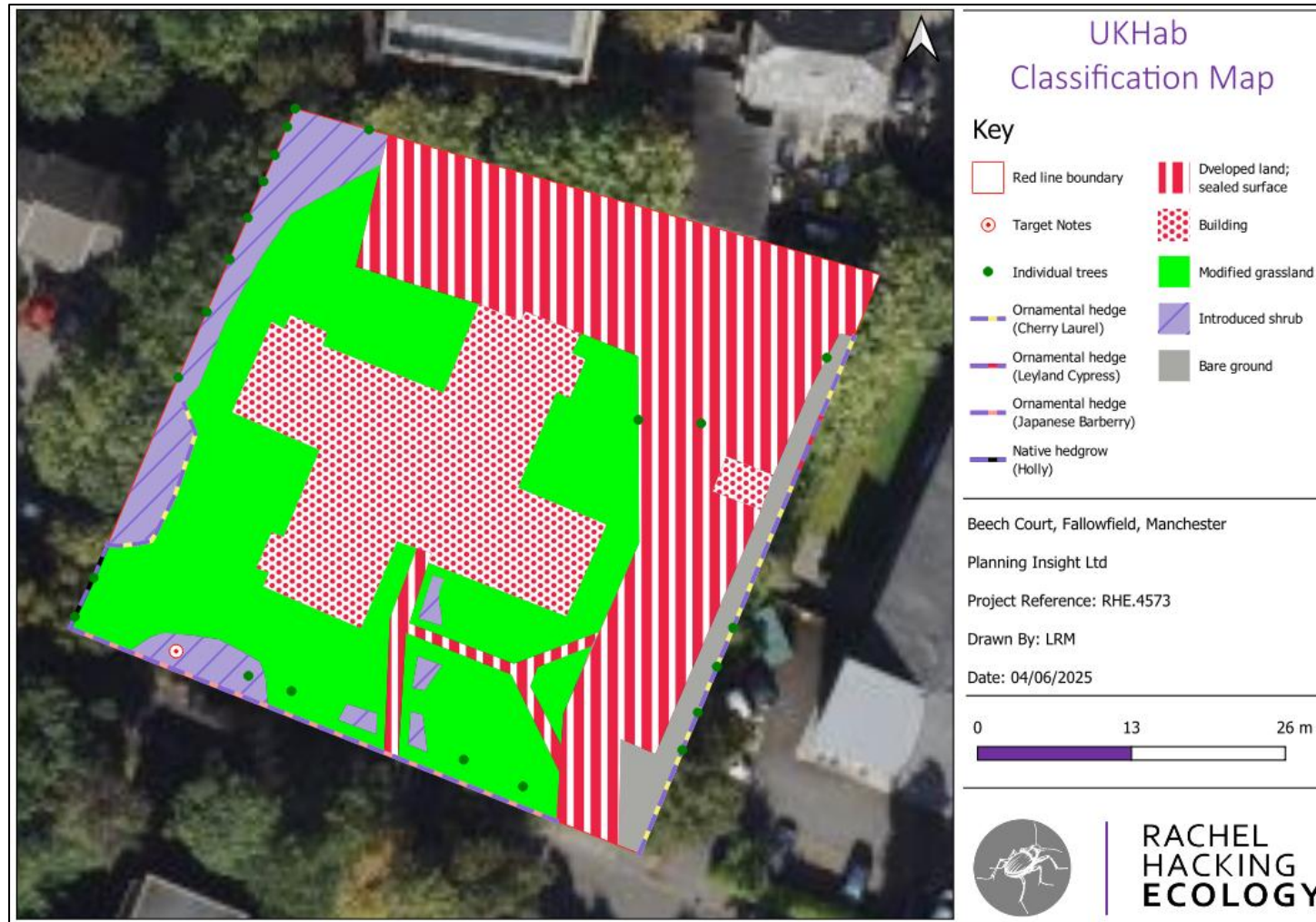
Appendix 1: Target Notes

Reference No.	Habitat	Photograph
1	Developed Land; Sealed Surface	
2	Buildings	 

3	Modified Grassland	
4	Introduced Shrub	
5	Bare Ground	
H1	Non-native and Ornamental Hedgerow (Cherry Laurel)	

H2	Non-native and Ornamental Hedgerow (Leyland Cypress)	
H3	Non-native and Ornamental Hedgerow (Japanese Barberry)	
H4	Native Hedgerow (Holly)	

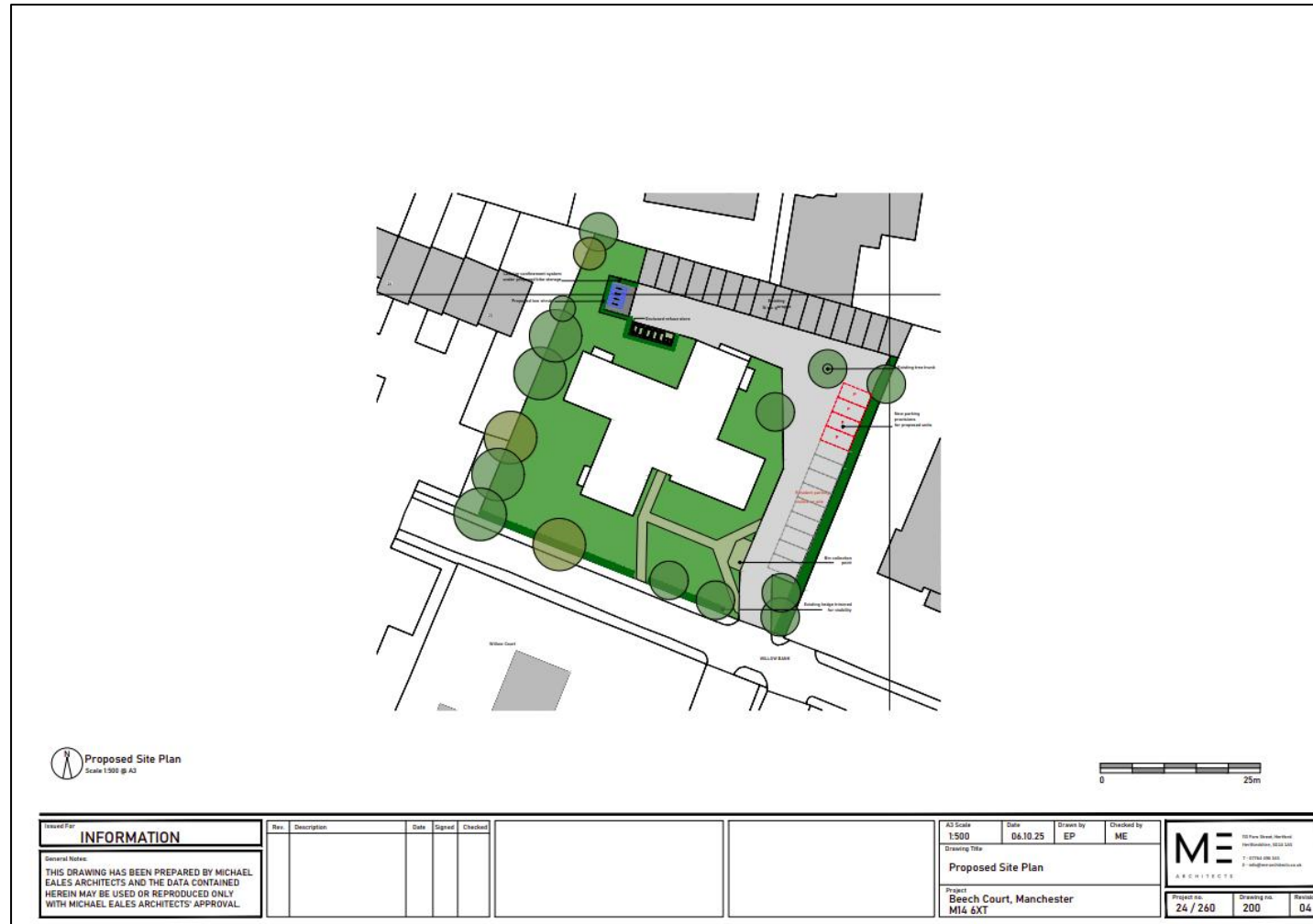
Appendix 2: Habitat Classification Map



Appendix 3: Aerial Photography



Appendix 4: Proposed Site Plan



Appendix 5: Statutory Biodiversity Metric

Headline Results

Headline Results		Return to results menu		
Scroll down for final results ▲				
On-site baseline	Habitat units	3.98		
	Hedgerow units	0.12		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	4.07		
	Hedgerow units	0.14		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	0.09	2.32%	
	Hedgerow units	0.01	10.20%	
	Watercourse units	0.00	0.00%	
On-site net gain is less than target set ▲				
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.09		
	Hedgerow units	0.01		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.09		
	Hedgerow units	0.01		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.32%	Total net gain achieved less than target set ▲	
	Hedgerow units	10.20%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.98	4.38	0.31
Hedgerow units	10.00%	0.12	0.14	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				
Input errors/rule breaks present in metric ▲				