

Title	Biodiversity Net Gain Assessment Issue 1
Date	16 August 2021
Client	Countryside Properties
Site	Land at Cuffley Hill, Goff's Oak
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- 1.1 This note provides a review of the biodiversity net gain assessment provided in the attached Defra 3.0 metric spreadsheet.
- 1.2 Baseline habitat areas within the site were calculated on QGIS from the Phase 1 Habitat Plan as provided in Figure 1. The site supports open broadleaved woodland, scrub habitats and areas of poor semi-improved grassland that is being degraded to tall ruderal and bramble scrub habitats through lack of management.

Figure 1: Land at Cuffley Hill - Phase 1 Habitats (JBA, 2017)



1.3 The proposed habitats were taken from the landscape layout plan and again habitat areas were calculated using QGIS. The site layout plan is provided in Figure 2. The development footprint avoids the mature woodland and grasslands within the northern section of the site.

Figure 2: Land at Cuffley Hill - Landscape Layout Plan



1.4 The headline results are provided in Table 1 below, extracted from the Defra metric.

Table 1: Headline Results from the Defra Matric 3.0

On-site baseline	<i>Habitat units</i>	11.20
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
On-site post-intervention (including habitat restoration, creation & enhancement)	<i>Habitat units</i>	11.95
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
On-site net % change (including habitat restoration, creation & enhancement)	<i>Habitat units</i>	6.63%
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (including habitat restoration, creation & enhancement)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site and off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.74
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total on-site net % change plus off-site surplus (including all on-site and off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	6.63%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%
Trading rules Satisfied?	No - Check Trading Summary	

1.5 The results suggest that there is a small gain of 0.74 habitat units within the site where the total is 11.20 units. This is a 6.63% gain and reflects the level of retained and enhanced woodland habitats within the site. The net gain is predicated on the retained woodland and grassland habitats being managed in good condition and this will require a suitable management plan to be prepared and adhered to.

1.6 The reason why the trading summary has not been satisfied is because the existing areas of mixed scrub have not been replaced with either 'like for like' or with a higher value habitat. This is not considered a significant constraint given the woodland is the principal habitat of value.