

Biodiversity Statement & Metric Assessment

Havering Park Riding School, Bower Farm Road, Havering-atte-Bower

A Report to: Adam Smyth & Richard Harris
Report number: RT-MME-162574-04 RevC
Date: October 2025

Project Information & Site Context	
Site Name & Location	Havering Park Riding School, Bower Farm Road, Havering-atte-Bower
Site Area (ha)	1.8
Grid Reference	TQ 51079 93165
Topography	Predominantly flat, with a sloping field in the north of the site, sloping down towards the northwest.
Project Background	In April 2024, Adam Smyth & Richard Harris commissioned Middlemarch to undertake a Biodiversity Metric Assessment associated with a proposed development at Havering Park Riding School in Havering-atte-Bower. The assessment is informed by ecological works carried out at the site in May 2024 by Middlemarch, specifically a Preliminary Ecological Appraisal (RT-MME-162574-01).
Summary of Proposals	The proposed works will include the retainment and enlargement of the existing residential dwelling on site, and converting the existing building into two residential dwellings plus the construction of the six new units. This assessment is based on the documentation provided by the client and detailed below: ● Proposed Scheme Design – Block Plan (FRNT_22.622_100_P3_Proposed Site Plan_A1) (FRONT Architecture); and, ● Pre-app Statement (FRNT_22.622_610_P1_Pre-App Statement_A3) (FRONT Architecture). ● Detailed Landscape Proposals (CLPD 184 P02 Revision A) (Cornus Landscape Planning & Design)

Methods		
Biodiversity Metric	The biodiversity calculations used within this assessment were undertaken by James Sharma (Ecological Consultant) and Ruby Hill (Ecological Projects Officer) using 'The Statutory Biodiversity Metric'¹ and associated User Guide². From January 2024, the UK Mandatory minimum is a 10% net gain in biodiversity for all development. The calculations used within the metric to quantify biodiversity units differ between habitat, hedgerow and watercourse features, consequently, the values generated are not comparable, and a net gain in one feature cannot compensate for a net loss within another feature. This site requires a 10% net gain for both habitat units and hedgerow units.	
Data Sources	The baseline habitat data and condition assessment for the site is detailed in Appendix 2. A Phase 1 Habitat Plan showing the extent and location of each habitat recorded on site pre-development is included in Appendix 1 (C162574-01-01).	
Habitat Attributes	<i>Distinctiveness</i>	An automated score based on the type of habitat present and its value to wildlife. Highly diverse habitats such as those listed as Habitats of Principal Importance under the NERC Act (2006) or Annex 1 habitats in the Habitats Directive (1992) score highly in this category, whilst highly modified and low diversity habitats such as arable crops will have low distinctiveness scores.
	<i>Condition</i>	A score based on the quality of the habitat parcel against published condition criteria (See Appendix 2).
	<i>Strategic Significance</i>	A score based on information set out in local plans or policies. In this instance, a strategic location was defined as its inclusion in the Havering Local Plan (2016-2031) ³ .
Constraints & Assumptions	The assumptions regarding target habitat types, or condition, in this report are founded on professional opinion with reference to the likely achievable habitat outcomes at the site, based on the proposed planting plans and presumed management resources. All target habitats presume the implementation of a long-term Management Plan to achieve these ends and a recommendation to this effect is given. Where the baseline value for any area, linear or watercourse features is zero (i.e. no such feature exists at the site), and where new creation of these features is proposed, the percentage uplift cannot be mathematically calculated, and the metric outputs 'N/A' in the headline results tab. However, it is accepted that any new creation where there was previously no area, linear or watercourse habitat, constitutes meeting the statutory biodiversity requirement.	

¹ Department for Environment, Food and Rural Affairs (DEFRA) (2024) Statutory Biodiversity Metric Calculation Tool.

<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

² Department for Environment, Food and Rural Affairs (DEFRA) (2024) Statutory Biodiversity Metric Condition Assessments.

<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

³ London Borough of Havering (2021). Havering Local Plan 2016-2031. Available at:

https://www.havering.gov.uk/downloads/download/641/havering_local_plan

Headline Results					
On-Site Baseline	On-Site Baseline	Habitat units	6.83		
		Hedgerow units	0.43		
		Watercourse Units	0.00		
	On-Site Post Intervention	Habitat units	8.27		
		Hedgerow units	1.39		
		Watercourse Units	0.00		
	On-Site Net Unit Change (units & percentage)	Habitat units	1.44	+ 21.03%	
		Hedgerow units	0.94	+ 222.27%	
		Watercourse Units	0.00	0.00	
Off-Site Baseline	Off-Site Baseline	Habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse Units	0.00		
	Off-Site Post Intervention	Habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse Units	0.00		
	Off-Site Net Unit 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	1.44		
		Hedgerow units	0.96		
		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 <i>(including all on-site & off-site habitat retention, creation & enhancement)</i>	Habitat units	1.44
	Hedgerow units	0.96
	Watercourse Units	0.00
Total Net % Change <i>(including all on-site & off-site habitat retention, creation & enhancement)</i>	Habitat units	+ 21.03 %
	Hedgerow units	+ 222.27 %
	Watercourse Units	0.00%
Trading Rules Satisfied*		Yes

***you must state if irreplaceable habitats are on-site at baseline:**

No irreplaceable habitats were identified on-site at baseline

Unit Type	Target**	Baseline Unit	Units Required	Unit Deficit
Habitat units	10.00%	6.83	7.52	0.00
Hedgerow units	10.00%	0.43	0.47	0.00
Watercourse Units	10.00%	0.00	0.00	0.00

**From January 2024, the UK Mandatory minimum is a 10% net gain in biodiversity for all development.

Discussion

The calculations used within the metric to quantify biodiversity units differ between habitat, hedgerow and watercourse features, consequently, the values generated are not comparable, and a net gain in one feature cannot compensate for a net loss within another feature.

Under current proposals, the UK Mandatory minimum of 10% net gain in biodiversity has been met for both habitat and hedgerow units, and trading rules have been satisfied.

How is the target net gain percentage being delivered?	Habitat units	Only on-site
	Hedgerow units	Only on-site
	Watercourse Units	N/A
How many Biodiversity Units are needed off-site to meet the required net gain percentage?	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse Units	0.00

Recommendations

The recommendations below are based on Middlemarch's current understanding of the project. If works are changed in any way these recommendations will need to be amended if appropriate.

R1	After planning permission has been approved, and in line with the biodiversity gain condition, a Biodiversity Gain Plan needs to be produced and submitted to the Local Planning Authority to provide evidence for all BNG decisions and show how BNG will be achieved.
R2	A 30-year Habitat Management and Monitoring Plan (HMMP) should be produced to set out the detailed habitat creation and enhancement specifications and long-term management prescriptions, that will be required to ensure the scheme will achieve its conservation objectives over the lifespan of the project. The HMMP should also be inclusive of a long-term monitoring strategy to measure progress against conservation objectives and inform an adaptive approach to long-term management. It is anticipated that the implementation of the HMMP would be secured via planning condition.

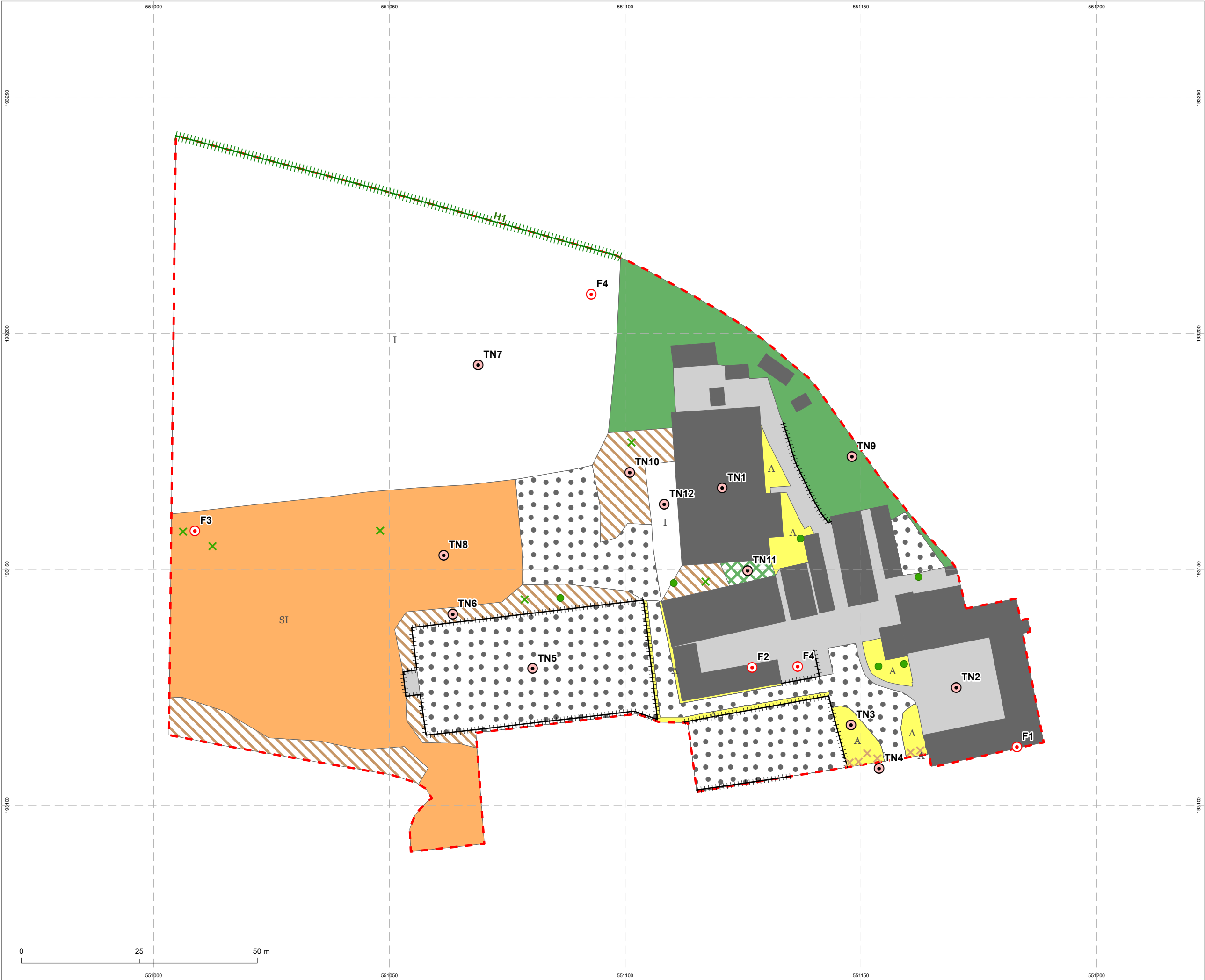
Quality Assurance

Date	Version	Author	Checked & Approved By
20/11/2024	Baseline	James Sharma MSc (Ecological Consultant)	Paul Roebuck MSc MCIEEM (Regional Manager: South)
18/12/2024	Rev A	James Sharma MSc (Ecological Consultant)	Indre Barsketyte MSc (Principal Ecological Consultant)
03/03/2025	Rev B	Ruby Hill MSc (Ecological Project Officer)	Indre Barsketyte MSc (Principal Ecological Consultant)
03/10/2025	Rev C	James Sharma MSc (Senior Ecological Consultant)	Indre Barsketyte MSc (Principal Ecological Consultant)

Appendix 1

Drawing C162574-01-01-RevA – Phase 1 Habitat Survey

Drawing C162574-04-RevB – Drawing Adaptation of Landscaping Plan for Purposes of the BMA



C162574-01-01

Legend

Site boundary

Scattered broad-leaved tree

Scattered scrub

Scattered shrub

Fence

Species-poor hedgerow with trees

Amenity grassland

Bare ground

Building

Dense scrub

Hardstanding

Improved grassland

Semi-improved neutral grassland

Semi-natural broad-leaved woodland

Tall ruderal

Target note - habitat parcel

Target note - feature

F1 - Pigeon nest

F2 - Swallow nest

F3 - Dead fallen tree

F4 - Manure pile

Project

Havering Park Riding School,
Bower Farm Road, Havering-atte-Bower

Drawing

Phase 1 Habitat Map

Client

Landvest Developments Limited

Drawing Number

C162574-01-01

Revision

Rev A

Scale @ A3

1:750

Date

July 2025

Approved By

JS

Drawn By

JR

MIDDLEMARCH

Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ

T:01676 525880

E:admin@middlesmarch-environmental.com

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C162574-04-01

Legend

Site boundary

Proposed multi-stemmed specimen tree

Proposed native tree

Proposed ornamental tree

Removed tree

Retained tree

Proposed non-native and ornamental hedgerow

Proposed species-rich native hedgerow

Retained hedgerow

Enhanced lowland mixed deciduous woodland

Enhanced semi-improved neutral grassland

Hardstanding and buildings

Lowland mixed deciduous woodland

Proposed introduced shrub

Proposed mixed scrub

Proposed modified grassland

Proposed modified grassland (rear garden)

Proposed other neutral grassland

Retained habitat

Project

Havering Park Riding School,
Bower Farm Road, Havering-atte-Bower

Drawing

Biodiversity Metric Assessment

Client

Landvest Developments Limited

Drawing Number

C162574-04-01

Revision

Rev B

Scale @ A3

1:700

Date

July 2025

Approved By

JS

Drawn By

JR

MIDDLEMARCH

Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ
T:01676 525880
E:admin@middlemarch-environmental.com

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Appendix 2

Habitat Condition Assessment

Area Habitat				Condition Sheet Criteria Score																
Polygon / Line Ref.	Phase 1 Habitat Type	UK Hab Habitat Equivalent	Habitat Description	Condition Sheet Used	A	B	C	D	E	F	G	H	I	J	K	L	M	Total Score	Condition Assessment	
TN1	Buildings	Buildings (u1b5)	There were 16 buildings located on the site, mainly used for equestrian purposes. This included several stables, a metal barn, an indoor school, sheds, a summerhouse, and a private residence within a listed building.	N/A															N/A	
TN2	Hardstanding	Developed Land; Sealed Surface (u1b)	Areas of hardstanding were present across the riding school, including footpaths, roads, and courtyards. These areas comprised concrete, brick paving, and aggregate.	N/A															N/A	
TN3	Amenity Grassland	Modified Grassland (g4)	Patches of amenity grassland were present across the riding school as areas of landscaping. These areas of grassland appear regularly managed and had a sward height of 5 -10 cm. Species recorded were perennial ryegrass <i>Lolium perenne</i> , spotted medick <i>Medicago arabica</i> , daisy <i>Bellis perennis</i> , dandelion <i>Taraxacum</i> sp., speedwell <i>Veronica</i> sp., cleavers <i>Galium aparine</i> , greater plantain <i>Plantago major</i> , cranesbill <i>Geranium</i> sp., common mallow <i>Malva sylvestris</i> , white clover <i>Trifolium repens</i> , green alkanet <i>Pentaglottis sempervirens</i> , white deadnettle <i>Lamium album</i> , chickweed <i>Stellaria media</i> , common nettle <i>Urtica dioica</i> , garlic mustard <i>Alliaria petiolata</i> , dock <i>Rumex</i> sp., willowherb <i>Epilobium</i> sp., and groundsel <i>Senecio vulgaris</i> . On average, there were less than 6 species per m².	Grassland – Low Distinctiveness	F	F	P	P	P	P	P							5	Poor (fails essential criterion A)	
TN4	Introduced Shrub	Introduced Shrub (847)	Landscaping in the form of scattered introduced shrubs was present near the entrance to the riding school. Species recorded were <i>Pyracantha</i> sp., <i>Prunus</i> sp., <i>Photinia</i> sp., sycamore <i>Acer pseudoplatanus</i> , and ivy <i>Hedera helix</i> .	N/A															N/A	
TN5	Bare Ground	Artificial Unvegetated – Unsealed Surface (u1c)	Areas of bare ground were present across the site. This includes paddocks, a track, and the entrance to the fields. These areas are kept largely devoid of vegetation by heavy usage. Some neighbouring ruderal and grassland species were beginning to colonise the infrequently used corners of the paddocks.	Urban	F	F	P											1	Poor	
TN6	Tall Ruderal Vegetation	Tall Forbs (16)	Patches of tall ruderal vegetation abutting the on-site fields. Species recorded were dominated by common nettles and cleavers, and also included cow parsley <i>Anthriscus sylvestris</i> , common vetch <i>Vicia sativa</i> , dock, ragwort <i>Jacobaea vulgaris</i> , cinquefoil <i>Potentilla</i> sp., perennial ryegrass, moss <i>Bryophyta</i> sp., dandelion, white deadnettle, garlic mustard, bramble <i>Rubus fruticosus</i> , and bindweed <i>Convolvulus</i> sp.	Urban	F	P	P											2	Moderate	
TN7	Improved Grassland	Modified Grassland (g4)	The northern field was in frequent use and is heavily grazed by horses. Large areas of the field comprised bare earth due to the frequent use and over-grazing. Species recorded were limited to perennial ryegrass, dock, greater plantain, buttercup <i>Ranunculus</i> sp., daisy, and white clover. A large pile of manure was present towards the northeast of the field.	Grassland – Low Distinctiveness	F	F	P	F	F	P	P							3	Poor	
TN8	Semi-improved Neutral Grassland	Modified Grassland (g4)	The southern field was fenced off and did not appear subject to regular management or grazing at present. The grassland had a long tussocky sward, measuring up to 30-50 cm. Species recorded were meadow foxtail <i>Alopecurus pratensis</i> , cock’s-foot	Grassland – Low Distinctiveness	P	F	P	P	P	P	P							6	Good	

Area Habitat			Condition Sheet Criteria Score																
Polygon / Line Ref.	Phase 1 Habitat Type	UK Hab Habitat Equivalent	Habitat Description	Condition Sheet Used	A	B	C	D	E	F	G	H	I	J	K	L	M	Total Score	Condition Assessment
			<i>Dactylis glomerata</i> , rough meadowgrass <i>Poa trivialis</i> , perennial ryegrass, cleavers, common nettle, white deadnettle, dock, dandelion, <i>Geranium</i> sp., chickweed, creeping buttercup, daisy, white clover, meadow buttercup <i>Ranunculus acris</i> , yarrow <i>Achillea millefolium</i> , creeping cinquefoil, and ragwort. There were 6-8 species per m ² and is considered species-poor.																
TN9	Semi-natural Broadleaved Woodland	Lowland Mixed Deciduous Woodland (w1f)	A strip of woodland formed the northeastern portion of the site. The canopy was dominated by sycamore, with elm, ash, horse chestnut <i>Aesculus hippocastanum</i> , and non-native oak <i>Quercus</i> sp. also present. The understory consisted of elm <i>Ulmus procera</i> , sycamore, hawthorn <i>Crataegus</i> sp., holly <i>Ilex aquifolium</i> , young oak, elder <i>Sambucus nigra</i> , hops <i>Humulus lupulus</i> , and cherry laurel <i>Prunus lauroceracus</i> . The ground layer was dominated by common nettles and also included cleavers, herb-Robert <i>Geranium robertianum</i> , ivy, cow parsley, great hairy willowherb <i>Epilobium hirsutum</i> , bramble, moss, and dandelion. Some of the trees possessed ivy cover and ecological features, such as deadwood, cracks, and cavities. There were also some deadwood piles within the woodland.	Woodland	2	3	1	2	1	1	2	3	1	2	2	2	1	23	Poor
TN10	Tall Ruderal	Tall Forbs	A patch of tall ruderal vegetation to the east of the fields. The species composition was similar to TN6 but was dominated by nettles, with abundant creeping thistle <i>Cirsium arvense</i> , great willowherb, and bramble.	Urban	F	P	P											2	Moderate
TN11	Dense Scrub	Mixed Scrub (h3h)	A patch of dense scrub between two buildings on site. Species recorded were bramble, sycamore, and elder. The ground flora comprised the species found in the nearby amenity grassland.	Scrub	F	F	P	F	F									1	Poor
TN12	Improved Grassland	Modified Grassland (g4)	A small patch of improved grassland in the centre of the site. The grassland did not appear to be frequently managed and had a sward height of 30-50 cm. The sward was species-poor and comprised tufted vetch, perennial ryegrass, speedwell, buttercup, herb Robert, cleavers, dandelion, ragwort, common nettle, and white clover.	Grassland – Low Distinctiveness	P	F	P	F	P	P	P							5	Moderate
T1	Scattered Trees	Scattered Trees (32)	A mature London plane <i>Platanus × acerifolia</i> tree measuring c. 12-14 m tall with a DBH of c. 1 m. The canopy was mainly oversailing hardstanding and buildings, as well as a small area of amenity grassland. Despite its age, no ecological features such as cracks or crevices were observed.	Individual Trees	F	P	P	P	F	F								3	Moderate
T2	Scattered Trees	Scattered Trees (32)	A mature <i>Catalpa</i> sp. tree which has partially fallen and is suspended. The tree is estimated to have a height of c. 6 m with a DBH of c. 0.5 m. The tree appears to be managed and its canopy was mainly oversailing hardstanding. The trees possessed several cracks and holes.	Individual Trees	F	P	P	F	P	F								3	Moderate
T3	Scattered Trees	Scattered Trees (32)	A mature multi-stemmed goat willow <i>Salix caprea</i> measuring c. 8-10 m tall with a DBH of c. 0.3 m of the largest stem. The canopy was oversailing nearby vegetation, including tall ruderal and grassland. The bark was starting to crack; however, no visible ecological features were noted.	Individual Trees	P	P	P	P	F	P								5	Good

Area Habitat				Condition Sheet Criteria Score															
Polygon / Line Ref.	Phase 1 Habitat Type	UK Hab Habitat Equivalent	Habitat Description	Condition Sheet Used	A	B	C	D	E	F	G	H	I	J	K	L	M	Total Score	Condition Assessment
T4	Scattered Trees	Scattered Trees (32)	An early mature <i>Prunus</i> sp. tree measuring c. 6-8 m tall with a DBH of c. 0.4 m. The canopy was oversailing tall ruderal vegetation and no ecological features were observed.	Individual Trees	F	P	F	P	F	P								3	Moderate
T5	Scattered Trees	Scattered Trees (32)	A young ash <i>Fraxinus excelsior</i> tree measuring c. 5-6 m tall with a DBH of c. 0.1 m. The canopy was mainly oversailing amenity grassland and due to its age, possessed no prominent features.	Individual Trees	P	P	F	P	F	P								4	Moderate
T6	Scattered Trees	Scattered Trees (32)	A mature horse chestnut tree measuring c. 12-14 m with a DBH of c. 1 m. The canopy was predominantly oversailing hardstanding and bare ground. The tree possessed lifted bark, holes, and crack, providing ecological niches for wildlife.	Individual Trees	F	P	P	P	P	F								4	Moderate
	Scattered Scrub	Scattered Scrub (10)	A small amount of scattered scrub was recorded across the site in areas of tall ruderal and grassland. Species recorded were <i>Crataegus</i> sp., elder, and <i>Acer</i> sp.	N/A															N/A

Key:

P – Criteria passed

F – Criteria failed

Woodland Condition Assessment

3 (points) = Good

2 (points) = Moderate

1 (point) = Poor

Total Score: >32 = Good 26-32 = Moderate <26 = Poor

Hedgerows				Condition Sheet Criteria Score										Condition Assessment
Ref.	Phase 1 Habitat Type	UK Hab Habitat Equivalent	Description	A1	A2	B1	B2	C1	C2	D1	D2	E1*	E2*	
H1	Defunct Species-poor Hedgerow with Trees	Other Native Hedgerow (h2a6)	A defunct hedgerow with trees along the northern boundary of the site. The shrub layer measured approximately 1.5-2 m tall with a width of 1.5-2 m. Species within the shrub layer were hawthorn, holly, <i>Rosa</i> sp., bramble, and young oak, ash, and sycamore. Tree species recorded in the hedgerow were oak, ash, <i>Pyrus</i> sp., and poplar, and some of the trees possessed ivy cover. The ground flora comprised bramble, cleavers, cow parsley, nettles, and herb Robert.	P	P	F	F	F	F	P	F	P	F	Poor

Key:

*Applicable to hedgerows with trees only

Appendix 3

Statutory Biodiversity Metric Calculation

PDF output of the Statutory Metric is attached below with the Excel Spreadsheet included separately as a read-only document.

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	London Borough of Havering		
Project name:	Havering Park Riding School, Havering-atte-Bower, Romford		
Applicant:	Adam Smyth and Richard Harris		
Application type:			
Planning application reference:			
Completed by:	James Sharma (Middlemarch Environmental Ltd)		
Date of metric completion:	13 August 2025		
Reviewer:			
Calculation iteration:	Rev C		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	1.76	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

On-site baseline map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number

The Statutory Biodiversity Metric Results

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

Havering Park Riding School, Havering-atte-Bower, Essex

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	Habitat units	6.83	
	Hedgerow units	0.43	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	8.27	
	Hedgerow units	1.39	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	1.44	21.03%
	Hedgerow units	0.96	222.27%
	Watercourse units	0.00	0.00%

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	1.44	
	Hedgerow units	0.96	
	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	1.44	
	Hedgerow units	0.96	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	21.03%	
	Hedgerow units	222.27%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	6.83	7.52	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.43	0.47	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Return to results menu Trading Summary helpmenu	Trading Summary		
	Deduction/expense Group	Trading rule	Trading Status?
	Very High	Same habitat required - dependent compensation option A	Yes ✓
	High	Same habitat required +	Yes ✓
	Medium	Same habitat required - or same habitat required +	Yes ✓
	Low	Same deduction/expense or habitat required 2	Yes ✓

[illegible]

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses: Like for like not satisfied	0.00

[illegible]

High Distinctiveness Summary		
High Distinctiveness Units available to offset lower distinctiveness deficit	0.01	✓
Remaining losses: Like for like not satisfied	0.00	

[illegible]

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	3.48	✓
Medium Distinctiveness Broad Habitat losses to be offset by trading unit	0.00	
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.01	✓
<i>Corresponding surplus of units</i>	3.49	

[illegible]

Low Distinctiveness Summary		
Low Distinctiveness net change in units	-2.02	⚠️
Cumulative surplus of units	1.44	✅

Return to results menu

Trading summary area habitats

Trading summary watercourses

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

Very High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset by trading up	0.00
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	0.88	0.00	0.88 ✓
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.88	0.00	0.88

Medium Distinctiveness Summary	
Units available from higher distinctiveness habitats	0.00
Medium Distinctiveness net change in units	0.88 ✓
Cumulative availability of units	0.88 ✓

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.88 ✓

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	0.08	0.00	0.08 ✓
	0.08	0.00	0.08

Very Low Distinctiveness Summary	
Very Low Distinctiveness net change in units	0.08 ✓
Cumulative availability of units	0.96 ✓

Project Name: Havering Park Riding School, Havering-atte-Bower, Romford

Map

A-1 On-Site Habitat Baseline

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Area habitat summary	
Total Net Unit Change	1.44
Total Net % Change	81.03%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	Urban	Developed land; sealed surface	No	0.201	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
2	Urban	Developed land; sealed surface	No	0.118	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
3	Grassland	Modified grassland	No	0.038	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.08
4	Urban	Bare ground	No	0.269	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.54
5	Sparsely vegetated land	Tall forbs	No	0.091	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.36
6	Grassland	Modified grassland	No	0.589	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.18
7	Grassland	Modified grassland	No	0.334	Low	2	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness or better habitat required ≥	2.20
8	Woodland and forest	Lowland mixed deciduous woodland	No	0.103	High	6	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same habitat required =	0.68
9	Heathland and shrub	Mixed scrub	No	0.005	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required ≥	0.02
10	Grassland	Modified grassland	No	0.015	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.06
11	Individual trees	Rural tree	No	0.18951134	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required ≥	1.52
12	Individual trees	Rural tree	No	0.018288016	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required ≥	0.20
13													
14													
15													
16													
17													
18													
				Total habitat area	1.97								
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	1.76								

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Baseline compensation agreed for losses of VHEDH or irreplaceable habitat	Comments		
							User comments	Planning authority comments	Habitat reference number
		0.00	0.00	0.20	0.00		TN1 (Buildings)		
		0.00	0.00	0.12	0.00		TN2 (Hardstanding)		
0.001		0.00	0.00	0.04	0.02		TN3 (Amenity Grassland)		
		0.00	0.00	0.27	0.54		TN5 (Bare Ground)		
		0.00	0.00	0.09	0.36		TN6 and TN10 (Tall Ruderal)		
		0.00	0.00	0.59	1.18		TN7 (Improved Grassland)		
0.222		1.47	0.00	0.11	0.74		TN8 (Semi-improved Grassland). This habitat has been considered to have 'medium' strategic significance as although not within the local strategy, it borders Havering Country Park which is designated as a Metropolitan SINCP and provides a buffer to this woodland. This grassland is proposed to be 'retained, managed and enhanced as existing meadow grassland'.		
	0.031	0.00	0.20	0.07	0.48		TN9 (Semi-natural Broadleaved Woodland). This habitat has been considered to have 'medium' strategic significance as although not within the local strategy, it has some connectivity to Havering Country Park which is designated as a Metropolitan SINCP and provides connectivity to further woodland habitats in the area.		
		0.00	0.00	0.01	0.02		TN11 (Dense Scrub)		
		0.00	0.00	0.02	0.06		TN12 (Improved Grassland)		
0.1691936		1.35	0.00	0.02	0.16		Include 2 very large trees (T1 and T5), 2 medium trees (T2 and T4) and one small tree (T3). Trees T4 and T5 are proposed to be removed.		
		0.00	0.00	0.02	0.20		T3 (medium sized tree). This tree is proposed to be removed.		
0.39	0.03	2.82	0.20	1.85	3.61				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	1.61
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M² to hectare conversion tool:	Hectares	Hectares	M²
	0		0

ame: Havering Park Riding School, Havering-atte-Bower, RomfordMap Re

B-1 On-Site Hedge Baseline

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Hedgerow summary	
Total Net Unit Change	0.96
Total Net % Change	222.27%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total hedgerow units
1	H1	Native hedgerow with trees	0.096	Medium	4	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness band or better	0.43
2												
3												
4												
5												
6												
			0.10									0.43

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.096		0.43	0.00	0.00	0.00	H1 (Defunct Species-poor Hedgerow with Trees). This habitat has been included as having 'medium' strategic significance, as although not within the local strategy, it provides connectivity to woodland habitat in the wider area, including Havering Country Park, which is designated as a Metropolitan SIN.		
0.10	0.00	0.43	0.00	0.00	0.00			

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Area habitat summary	
Total Wet Unit Changes	1.64
Total Wet % Change	81.60%
Trelliser Rules Satisfied	Yes ✓

[illegible]

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B-2 On-Site Hedge Creation		
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Hedgerow summary		
Total Net Unit Change		0.98
Total Net % Change		232.37%
Trading Rules Satisfied		Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
1		Species-rich native hedgerow	0.208	Medium	4	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.88	Hedgerows to consist of five native woody species per 30 m .		
2		Non-native and ornamental hedgerow	0.078	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.08			
3																								
4																								
5																								
			0.38																			0.98		