

Local Planning Authority:	Epping Forest
Site name:	The Old Laundry, Epping
Planning application reference number:	
Site grid reference:	
Assessor:	LD and NJ
Date:	08/04/2020
Edit comments:	

KEY	No action required
	Enter value
	Drop-down menu
	Calculation
	Automatic lookup
	Result

Parcel ID	Existing site habitats						Existing biodiversity units						Comment	
	Please enter all existing habitats within the development site.						Areas to be retained and protected during development							
	Existing habitat baseline	Habitat area (ha)	Distinctive	Score	Condition	Score	Habitats to be maintained No further calculation	Habitats to be restored Enter target in section 3	New habitat creation Enter target in section 2	Habitats to be lost and subsequent recreation Enter target in section 1	Units	Units to be enhanced		Units to be enhanced
	Direct Impacts and retained habitats	A	B	C	D	DxBxC = E	F	FxBxC = G	H	HxBxC = I	J	JxBxC = K		
	Built Environment: Buildings and hardstanding	0.32	None	0	Poor	1					0.32	0.00		Existing buildings and hard standing
	Built Environment: Gardens and amenity areas	0.02	Low	2	Poor	1					0.02	0.04		Back gardens
	Other Features: Tall ruderal	0.01	Low	2	Poor	1					0.01	0.02		Tall ruderal
	Woodland: Scrub	0.12	Medium	4	Poor	1					0.12	0.48		Scrub buddleia and bramble
	Total	0.47					0.00	0.00	0.00	0.00	0.00	0.47	0.55	
	Existing site biodiversity value (units)												0.55	
	Indirect negative impacts													
	Before	M	B	C	Value of loss from indirect impacts MxAxB = O1, O1		O1 - O1i							
	After													
	Before													
	After													
	Before													
	After													
	Total	0.00			0.00 P									GBL = L + P -0.55

Parcel ID	Proposed habitats on site				Target habitat condition		Temporal factor		Difficulty factor		Biodiversity units generated	Comment
	Development, mitigation and onsite compensation	Area (ha)	Distinctive	Score	Condition	Score	Time (years)	Score	Difficulty	Score		
	1: Habitat recreation											
	Enter target habitat to be recreated on area of development											
	Habitat impact											
	Q1	R1	S1	T1	U1	((Q1 x R1 x S1) / T1 / U1)						
	Built Environment: Buildings and hardstanding	0.32	None	0	Poor	1	5 years	1.2	n/a	1	0.00	New buildings/hard standing
	Built Environment: Scattered trees in amenity areas	0.02	Medium	4	Moderate	2	5 years	1.2	Low	1	0.13	New scattered tree and shrub planting
	Grassland: Other neutral grassland	0.01	Medium	4	Moderate	2	10 years	1.4	Medium	1.5	0.04	Wildflower grassland
	Built Environment: Gardens and amenity areas	0.06	Low	2	Moderate	2	5 years	1.2	Low	1	0.20	Includes amenity grassland sown with a species-rich mix and herbaceous and fern planting
	Built Environment: Other medium distinctiveness built	0.05	Medium	4	Good	3	5 years	1.2	Medium	1.5	0.33	Green biodiverse roof with wildflower planting
	Total	0.47									0.70	W
	2: Habitat creation											
	Enter new target habitat to be created on land protected during development. To be of higher value than existing											
	Q2	R2	S2	T2	U2	((Q2 x R2 x S2) - V2) / T2 / U2						
	Total	0.00									0.00	X
	3: Habitat restoration											
	Enter target habitat of retained areas to be restored											
	Q3	R3	S3	T3	U3	((Q3 x R3 x S3) - V3) / T3 / U3						
	Total	0.00									0.00	Y
	Trading down correction											
	Onsite compensation gain											
	Net biodiversity balance											
	Gross biodiversity loss (%)											
	Site biodiversity value (%)											
	OCG = W + X + Y - Z											
	NBB = OCG - GBL											
	Net gain											



Biodiversity Impact Calculator - Linear Features
v2 2019

Local Planning Authority:	Epping Forest
Site name:	The Old Laundry, Epping
Planning application reference number:	
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Date:	4/3/2019
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KEY	
No action required	
Enter value	
Drop-down menu	
Calculation	
Automatic lookup	
Result	

Minimum target for biodiversity Net Gain (%)

Feature ID	Existing site linear features						Existing biodiversity units						Comment
	Please enter all existing linear features within the development site.						Lengths to be retained and protected during development				Habitats to be lost		
	Existing linear habitat baseline	Habitat length (km)	Distinctive	Score	Condition	Score	Habitats to be maintained No further calculation	Existing value	Habitats to be restored Enter target below	Length (km)	Existing value	Length (km)	
		A	B	C	A x B x C = D	E	A x B x E = F	G	A x B x G = H				
Direct impacts and retained features													
	Line of trees: Ecological valuable	0.09	Medium	4	Moderate	2	0.09	0.72					
Total		0.09					0.09	0.72	0.00	0.00	0.00	0.00	
												Existing site linear value (units)	0.72
Indirect negative impacts													
Including off site habitats													
	Before	K					Value of loss from indirect impacts K x A x B = LI, LII	LI - LII					
	After												
Total		0.00					M	0.00					
												Gross linear loss	0.00
												Gross linear loss	0.00

ID	Proposed linear features on site						Temporal factor	Difficulty factor	Biodiversity units generated	Comment	
	Target habitat	Length (km)	Distinctive	Score	Condition	Score					
		N	O	P	Q	R	S	T			
Linear creation											
	Hedgerow: Native species-rich	0.22	Medium	4	Moderate	2	10 years	1.4	Low	1.0	1.23
	Line of trees	0.13	Low	2	Poor	1	30 years	2.8	Low	1.0	0.09
	Hedgerow: Ornamental non-native	0.07	None	0	Poor	1	5 years	1.2	Low	1.0	0.00
Total		0.42									
Linear restoration											
Total		0.00									

Trading down correction	0.00
Linear onsite compensation gain	1.32
NBB = LCG - GLL	1.32
Net linear biodiversity balance	1.32
Gross linear loss (%)	#DIV/0!
Site linear value (%)	183.53
Compensation requirement for No Net Loss	none
Additional requirement for biodiversity Net Gain (%)	none

BIODIVERSITY ACCOUNTING STATEMENT



Project details	
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Net biodiversity balance			
Habitat type	Net effect	Units	% Gross
Habitats	Biodiversity gain	0.16	28.7
Linear	Linear gain	1.32	#DIV/0!

Biodiversity accounting summary			
Habitats	Area (ha)	Units	
Existing site	0.47	0.55	
Gross habitat loss	0.47	-0.55	
Onsite habitat compensation		0.70	
Net habitats balance		0.16	
Linear features	Length (km)	Units	
Total existing length onsite	0.09	0.72	
Gross linear loss	0.00	0.00	
Onsite linear compensation		1.32	
Net linear balance		1.32	

BIODIVERSITY OFFSET SUMMARY

Biodiversity offset credit requirement		
Habitat type	No Net Loss	Additional requirement for Net Gain (%)
Total habitats	none	none
Total linear features	none	none

Offset strategy for No Net Loss			
Habitat type	Distinctiveness	Strategy	Credits
Habitats	High (Priority habitats)	Like-for-like	0
	Medium	Same or better	0
	Low	Trade up	0
Linear	Hedgerows	Like-for-like or trade up within type	0
	Lines of trees		0
	Ditches and streams		0
	Other linear		0

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The proposed development will result in a net gain to biodiversity, no further offsite compensation is required.

BIODIVERSITY OFFSET REQUIREMENT: Habitats and linear features

Minimum credit compensation for no net loss to biodiversity, by habitat type



Distinctiveness	Habitat type	Conservation credits	Offset strategy
High	TOTAL	0	Like-for-like
	Arable: Arable field margins	0	
	Arable: Other high distinctiveness arable	0	
	Other Features: Other high distinctiveness feature	0	
	Grassland: Calaminarian grasslands	0	
	Grassland: Lowland dry acid grassland	0	
	Grassland: Other acid grassland	0	
	Grassland: Lowland calcareous grassland	0	
	Grassland: Upland calcareous grassland	0	
	Grassland: Other calcareous grassland	0	
	Grassland: Lowland meadows	0	
	Grassland: Upland hay meadows	0	
	Grassland: Marsh/marshy grassland	0	
	Grassland: Purple moor grass and rush pastures	0	
	Grassland: Other high distinctiveness grassland	0	
	Woodland: Native broadleaved woodland	0	
	Woodland: Lowland Beech and Yew woodland	0	
	Woodland: Lowland mixed deciduous woodland	0	
	Woodland: Upland mixed Ashwoods	0	
	Woodland: Upland Oakwood	0	
	Woodland: Wet woodland	0	
	Woodland: Native Pine woodlands	0	
	Woodland: Wood-pasture and parkland	0	
	Woodland: Scattered trees some veterans	0	
	Woodland: Traditional orchard	0	
	Woodland: Bracken with diverse flora	0	
	Woodland: Other high distinctiveness woodland	0	
	Heathland: Lowland heathland	0	
	Heathland: Mountain heaths and Willow scrub	0	
	Heathland: Upland heathland	0	
	Heathland: Wet heath	0	
	Heathland: Other high distinctiveness heathland	0	
	Freshwater: Aquifer fed naturally fluctuating water bodies	0	
	Freshwater: Standing water	0	
	Freshwater: Priority ponds	0	
	Freshwater: Rivers and streams	0	
	Freshwater: Other high distinctiveness freshwater	0	
	Wetland: Blanket bog	0	
	Wetland: Lowland raised bog	0	
	Wetland: Lowland fens	0	
	Wetland: Upland flushes, fens and swamps	0	
	Wetland: Coastal and floodplain grazing marsh	0	
	Wetland: Reedbeds	0	
	Wetland: Other high distinctiveness wetland	0	
	Coastal & Estuary: Coastal saltmarsh	0	
	Coastal & Estuary: Coastal sand dunes	0	
	Coastal & Estuary: Coastal vegetated shingle	0	
	Coastal & Estuary: Maritime cliff and slopes	0	
	Coastal & Estuary: Saline lagoons	0	
	Coastal & Estuary: Other high distinctiveness coastal	0	
Inland Rock: Open mosaic habitats on prev. dev. land	0		
Inland Rock: Inland rock outcrop and scree habitats	0		
Inland Rock: Other high distinctiveness rock	0		
Medium	TOTAL	0	Same or better
Low	TOTAL	0	Trade up
Linear Features	Hedgerows	0	Like-for-like or trade up within type
	Line of trees	0	
	Ditches	0	
	Other	0	