

Additional Information for Network Rail 5 February 2026

Please find attached the BNG calculations relating to the affected NR land and the summary table below.

	TOTAL SITE	NETWORK RAIL	HBC / Other
Baseline BNG value	10.53	1.29	9.25
Post-development value	9.37	0.74	8.63
Unit change	-1.16	-0.54	-0.62
% change		-42.24%	-6.69%
Unit shortfall to get to 10% gain	2.21	0.67	1.54

I understand that the Network Rail losses are pretty much all from the removal of the trees, including the big oak tree, on the north side of the track and that the other biodiversity loss is a very small bit of scrubby rough vegetation under the existing bridge on the south side (0.01 units).

The other impacts to the vegetation around the bridge are temporary which I explained in my previous email how we propose to mitigate on works completion.

I understand that there is no 'fixed' unit cost. However, last year, the general cost for units for individual trees was about £32k a unit. Please let me know if this is an acceptable cost/unit or if you have a different value in mind.

I would assume that you will seek compensation for 0.67 units (i.e. to include 10% gain) plus the loss of the two trees. Please let me know the total value of the financial compensation NR/SWR would find acceptable.