

UoR URS Building

Technical Note: Biodiversity Net Gain

Prepared on behalf of
University of Reading

Final Report
27 November 2024

30/40-2C

UoR URS Building

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Report Release Sheet

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BIODIVERSITY GAIN VALIDATION STATEMENT

This Statement provides the minimum information required for Wokingham Borough Council to validate the planning application for the Proposals, as set out in Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended by The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024).

EPR hereby confirms that the Applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition.

The on-site and off-site pre-development biodiversity value is taken to be the date that the Application is submitted. No activities resulting in a loss of on-site biodiversity value (degradation) have taken place between 30 January 2020 and this date.

A completed Statutory Biodiversity Metric Calculation Tool (published on 12th February 2024) has been submitted with the Application as part of the Information for Biodiversity Net Gain Pack. This shows the calculations of the pre-development biodiversity value of the onsite habitat on the date of application. The baseline on-site biodiversity value is calculated as follows:

- 1.20 Area Habitat units
- 0.69 Hedgerow units
- 0 Watercourse units

Plans, drawn to an identified scale and showing the direction of North, are included within this document (**Maps 1 and 2**) showing the on-site habitat existing on the date of application, including any irreplaceable habitat if present.

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Technical Note: Biodiversity Net Gain

1. INTRODUCTION

Scope

- 1.1 This Technical Appendix sets out the details of the Biodiversity Net Gain (BNG) calculations completed for the Proposals, including:
- Assessment Methodology;
 - Summary of evidence underpinning Metric decisions;
 - Assumptions and Limitations;
 - Headline Results;
 - Summary of proposed significant on-site habitat enhancements;
 - Summary of proposed off-site habitat creation/enhancements; and
 - Overview of proposed arrangements for BNG delivery and monitoring.
- 1.2 It is equivalent to the 'BNG Design Stage Report' recommended by the Chartered Institute of Ecology and Environmental Management (CIEEM) in their Biodiversity Net Gain Report & Audit Templates guidance document (CIEEM, 2021a).

Description of Site

- 1.3 The Site consists of The URS building itself and immediate surrounds composed of hardstanding, grassland and ornamental planting. Formal hedgerows run along the Northern and Eastern borders and part of the parking area to the West of the Site. A number of mature trees stand in the surrounding area.

Description of Development

- 1.4 The Proposals represent Phase 3 of the overall refurbishment of the URS building. This Phase includes the installation of two external stairwells on the outside of the building, on the Eastern and Southern facades.
- 1.5 Works on the previous phases has already begun and the Site itself is enclosed by herras fencing. As such, management of the grassland habitats has ceased. For the purposes of the condition assessments, the adjacent and adjoining grasslands have been used as an indicator of the typical management and condition of the onsite grasslands.

Legislation and Policy Context

- 1.6 A minimum 10% net gain in biodiversity, as measured by the Statutory Biodiversity Metric (DEFRA, 2024a,) is now a condition of most types of planning permission in England under the Environment Act 2021 and associated secondary legislation.

- 1.7 Guidance has clarified that where present on-site, the 10% gain requirement applies individually to three categories of habitat: 'Area Habitats', 'Hedgerows', and 'Watercourses'. This is measured in 'units' which can be delivered on-site, off-site, or a combination of both, and must be secured for a minimum of 30 years.
- 1.8 The National Planning Policy Framework (NPPF) (DLUHC, 2023) requires local plans to "identify and pursue opportunities for securing measurable net gains in biodiversity" and enhance the natural and local environment by "minimising impacts on and providing net gains for biodiversity".
- 1.9 Local Planning policy CP7 states that:

"Development:

A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

C) That compromises the implementation of the national, regional, county and local biodiversity action plans

will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

- i) Mitigation measures can be put in place to prevent damaging impacts; or*
- ii) Appropriate compensation measures to offset the scale and kind of losses are provided."*

Guidance

- 1.10 The following guidance documents have informed the BNG assessment and overall approach:
- DEFRA's Biodiversity Gain Guidance, available at: <https://www.gov.uk/government/collections/biodiversity-net-gain>;
 - The Statutory Biodiversity Metric User Guide (DEFRA, 2024);
 - The UK Habitat Classification Version 2.0 (UKHab Ltd, 2023);
 - Biodiversity Net Gain. Good Practice Principles for Development – A Practical Guide (Baker et al., 2019);
 - Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021a);
 - Good Practice Requirements for Delivering Biodiversity Net Gain (On- and Off-Site) (CIEEM, 2021b); and
 - BS8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification (BSI, 2021).

2. ASSESSMENT METHODOLOGY

Metric Version and Assessors

- 2.1 The Statutory Biodiversity Metric and Condition Assessments published 12th February 2024 were used for this BNG assessment.
- 2.2 The calculations were carried out by Liam Mayle and reviewed by Barney Scott, both experienced ecologists and BNG practitioners.

Baseline Surveys

On-Site

- 2.3 Baseline habitat and condition assessment surveys were carried out by Liam Mayle and Siobhan Pryke of EPR on 29th August 2024.
- 2.4 Habitat mapping was undertaken according to the UK Habitat Classification v.2.0 methodology (UKHab Ltd, 2023) and translated into BNG habitat categories where necessary.
- 2.5 Following the survey, each area or length of habitat was assigned an individual 'Habitat ID' and mapped in ESRI ArcGIS software (**Map 1**).

Post-Development Plans

On-Site

- 2.6 The following plans produced by other technical consultants, submitted for approval with the Application, were used as the basis for the post-development calculations. These plans were imported into ArcGIS software and each line or polygon was assigned a BNG habitat type (**Map 2**):
 - 2360383-ACG-W033-00-DR-A-18310-Landscape Plan (**Appendix 1**)

Metric Inputs

- 2.7 As set out in the Statutory Metric User Guide (DEFRA, 2024), one of the key principles of the Biodiversity Metric is that *"this biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice"*.
- 2.8 When completing a Metric, the assessor must therefore make a number of decisions based on available evidence (such as ecological survey data), professional judgement, and ecological expertise. The User Guide (DEFRA, 2024) also states that *"Evidence for metric decisions should be provided and signposted within the 'User Comments' column of the biodiversity metric tool"*.
- 2.9 To ensure that the Metric Calculation Tool remains as user-friendly as possible, the following paragraphs expand upon the User Comments to provide more detail on the decisions behind the data entered into the Metric, where this is considered necessary and proportionate.

On-Site Habitat Type and Condition

Target Conditions

- 2.10 Target habitat conditions have been predicted with reference to the relevant Condition Assessment sheet (DEFRA, 2024b), with full details and justifications set out in the separate spreadsheet submitted with the Application.
- 2.11 The target conditions are considered to be realistic and achievable and will be delivered and maintained through the implementation of the Habitat Management and Monitoring Plan (HMMP) to be submitted alongside the Biodiversity Gain Plan to discharge the general biodiversity gain planning condition, should consent be granted.

Strategic Significance

- 2.12 The Wokingham Borough Council Core Strategy 2026 (adopted January 2010) and the Managing Development Delivery (MDD) local plan (adopted February 2014) were used to identify strategic significance. These documents refer to the need to retain and enhance woodland and hedgerow habitats.

Assumptions and Limitations

- 2.13 The current proposal options are outline schemes, so post-development plans lack detail regarding exact species composition of seed mixes and tree/shrub/hedge planting.

General Limitations of Metrics

- 2.14 As acknowledged in the User Guide (DEFRA, 2024), the Statutory Biodiversity Metric includes several inherent limitations. Extracts are provided below:

'The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.' (Principle 2).

'This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.' (Principle 4)

'This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.' (Principle 6)

- 2.15 In relation to Principle 2, protected and priority species are considered in detail as part of the EIA/EcIA. This also includes avoiding and mitigating impacts and promoting enhancements such as the provision of wildlife boxes, the latter of which should also be taken into account when assessing the overall BNG that can be delivered by the Proposals.

3. SUMMARY OF RESULTS

Introduction

- 3.1 The following should be read with reference to **Maps 1 and 2** and the completed Metric Calculation Tool (particularly the Assessor Comments column) and Condition Assessment spreadsheets submitted separately with the application.

Description of Baseline

- 3.2 The total number of on-site baseline units is calculated as follows:
- 1.20 Area Habitat units
 - 0.69 Hedgerow units
 - 0 Watercourse units
- 3.3 The Site is predominantly composed of the URS building and surrounding hardstanding, with areas of modified grassland in moderate condition at the northern, eastern and southern boundaries. At the western end of the URS building lies an ornamental pond and areas of introduced shrub stand at the northwest, south and east of the Site. Native hedgerows run along the western and northern borders.

The BNG Hierarchy

- 3.4 The Proposals were designed with ecological input from an early stage and due consideration has been given to the BNG Hierarchy throughout the masterplanning process.
- 3.5 The BNG Hierarchy, as set out in Article 37A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) requires developers to take the following steps in relation to BNG:
- Avoidance of adverse effects to on-site habitats of 'Medium' distinctiveness and above;
 - Insofar as they cannot be avoided, mitigating those effects;
 - Insofar as they cannot be mitigated; compensating for those effects by prioritising in order, where possible:
 - 1) Enhancement of existing on-site habitats;
 - 2) Creation of new on-site habitats;
 - 3) Allocation of registered off-site gains; and finally
 - 4) Purchase of national off-site biodiversity credits.
- 3.6 **Tables 3.1** summarises how the BNG Hierarchy has been applied by the Proposals.

Table 3.1: Application of the BNG Hierarchy

Action	Evidence of application
Impact Avoidance:	N/A
Mitigation:	N/A
Compensation:	
Habitat enhancements (on-site)	Enhancement of on-site modified grasslands to neutral grasslands.
Habitat creation (on-site)	Planting of 10 urban trees and 26m of native hedgerow.
Off-site gains allocated to Application	The Applicant owns land to be used for additional offsite gains.
Purchase of Biodiversity Credits	N/A

Headline Results

3.7 As set out in the Metric Calculation Tool submitted with the Application, the Proposals are predicted to deliver the following net unit change:

- +0.24 area habitat units, or +20.24%
- +0.35 hedgerow units, or +50.18%.

On-Site Proposals to Deliver Net Gain

- 3.8 15 additional trees would be planted to create new area habitats.
- 3.9 The grassland in EPR ID 6, 7 and 9 would be enhanced to other neutral grassland in moderate condition through seeding with Emorsgate EM2f Standard General Purpose Wildflower Mix to increase the number of species per m².
- 3.10 26m of species rich native hedgerow would also be planted in EPR ID 6. The species composition for this hedgerow is outlined below in **Table 3.2**.

Table 3.2: Species composition of the proposed onsite hedgerow

Species	Size	No.
Acer campestre	40-60cm	10
Carpinus betulus	40-60cm	10
Cornus sanguinea	40-60cm	10
Corylus avellana	40-60cm	10
Crataegus monogyna	40-60cm	30
Euonymus europaeus	40-60cm	5
Fagus sylvatica	40-60cm	5
Ligustrum vulgare	40-60cm	5
Prunus padus	40-60cm	5
Prunus spinosa	40-60cm	5
Rhamnus cathartica	40-60cm	5

Off-Site Proposals to Deliver Net Gain

- 3.11 An additional 1.27 hedgerow units, consisting of habitat of medium distinctiveness or higher), will be required to be delivered off-site in order to satisfy the trading rules and achieve 10% net gain. To achieve this, 60m of species rich native hedgerow would be planted, split out over two locations within the University of Reading Whiteknights campus. Species composition and lengths are outlined in **Tables 3.2 and 3.3** below.

Table 3.2: Species composition of offsite hedgerow at Car Park 13

Car park 13 thicket/ Hedge row 2m x 35m 0.75m spacing 10 plants per linear 1.5M 250 plants 40-60cm	
Species	No.
Acer campestre	25
Carpinus betulus	25
Cornus sanguinea	25
Corylus avellana	25
Crataegus monogyna	50
Euonymus europaeus	25
Prunus padus	25
Pruus spinosa	25
Rhamnus cathartica	25

Table 3.2: Species composition of offsite hedgerow at Earley Gate

Earley Gate Hedge row 60mx 1m spacing 5 plants per linear 1m 40-60cm	
Species	No.
Acer campestre	25
Carpinus betulus	25
Cornus sanguinea	25
Corylus avellana	25
Crataegus monogyna	25
Euonymus europaeus	25
Fagus sylvatica	25
Ligustrum vulgare	25
Malus sylvestris	25
Prunus padus	25
Pruus spinosa	25
Rhamnus cathartica	25

4. PROPOSALS FOR DELIVERY AND MONITORING

Delivery

On-Site

- 4.1 A Draft HMMP will set out the proposed details of how the target habitat types and conditions required to achieve the BNG results reported in **Section 3** will be achieved. This will be through a combination of habitat retention, creation and enhancement measures, followed by ongoing management for a minimum period of 30 years for the 'significant' on-site enhancements described in **Section 3. (Appendix 3 – Off-site hedge locations)**
- 4.2 Should planning consent be granted, the final version of the HMMP will be submitted to Wokingham Borough Council alongside a Biodiversity Gain Plan to discharge the biodiversity gain planning condition. The mechanism for securing the delivery of significant on-site enhancements is to be agreed with Wokingham Borough Council, but could take the form of a planning condition, planning obligation or conservation covenant.

Off-Site

- 4.3 The Draft HMMP will set out the proposed details of how the target habitat types and conditions required to achieve the BNG results reported in **Section 3** will be achieved. This will be through hedgerow creation within the Whiteknights Campus, which lies within the same LPA as the Site, followed by ongoing management for a minimum period of 30 years for the 'significant' off-site enhancements described in **Section 3**.
- 4.4 Should planning consent be granted, the final version of the HMMP will be submitted to Wokingham Borough Council alongside a Biodiversity Gain Plan to discharge the biodiversity gain planning condition. The mechanism for securing the delivery of significant off-site gains is to be agreed with Wokingham Borough Council, but could take the form of a planning condition, planning obligation or conservation covenant.

Monitoring

On-Site

- 4.5 The successful establishment of newly created habitats, and progress of all habitats towards their post-development Target Conditions, will need to be regularly monitored to ensure that the predicted BNG will be realised on the ground. The HMMP will set out details of the proposed monitoring actions and frequency.

Off-Site

- 4.6 Off-Site gains are expected to be delivered on land owned by the Applicant. Therefore, as above, The HMMP will set out details of the proposed monitoring actions and frequency.

Conclusion

- 4.7 This Technical Report has set out the methodology and results of the Statutory Biodiversity Metric calculations completed for the Proposals, which predict a net change of:

- **+0.24 area habitat units (+20.24%) and +0.35 hedgerow units (+50.18%)**

- 4.8 Net gains will be delivered through a combination of onsite habitat creation and offsite hedgerow creation.
- 4.9 Should planning consent be granted, full details of the arrangements for the delivery of minimum 10% BNG will be set out in a Biodiversity Gain Plan and final Habitat Management and Monitoring Plan and submitted to Wokingham Borough Council for approval.
- 4.10 It is therefore concluded that the Proposals as envisaged, combined with off-site gains to be agreed with Wokingham Borough Council, would comply with the statutory minimum requirements for 10% biodiversity net gain as a condition of planning permission in England under the Environment Act 2021 and Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), as well as with the NPPF and local planning policy.

5. REFERENCES

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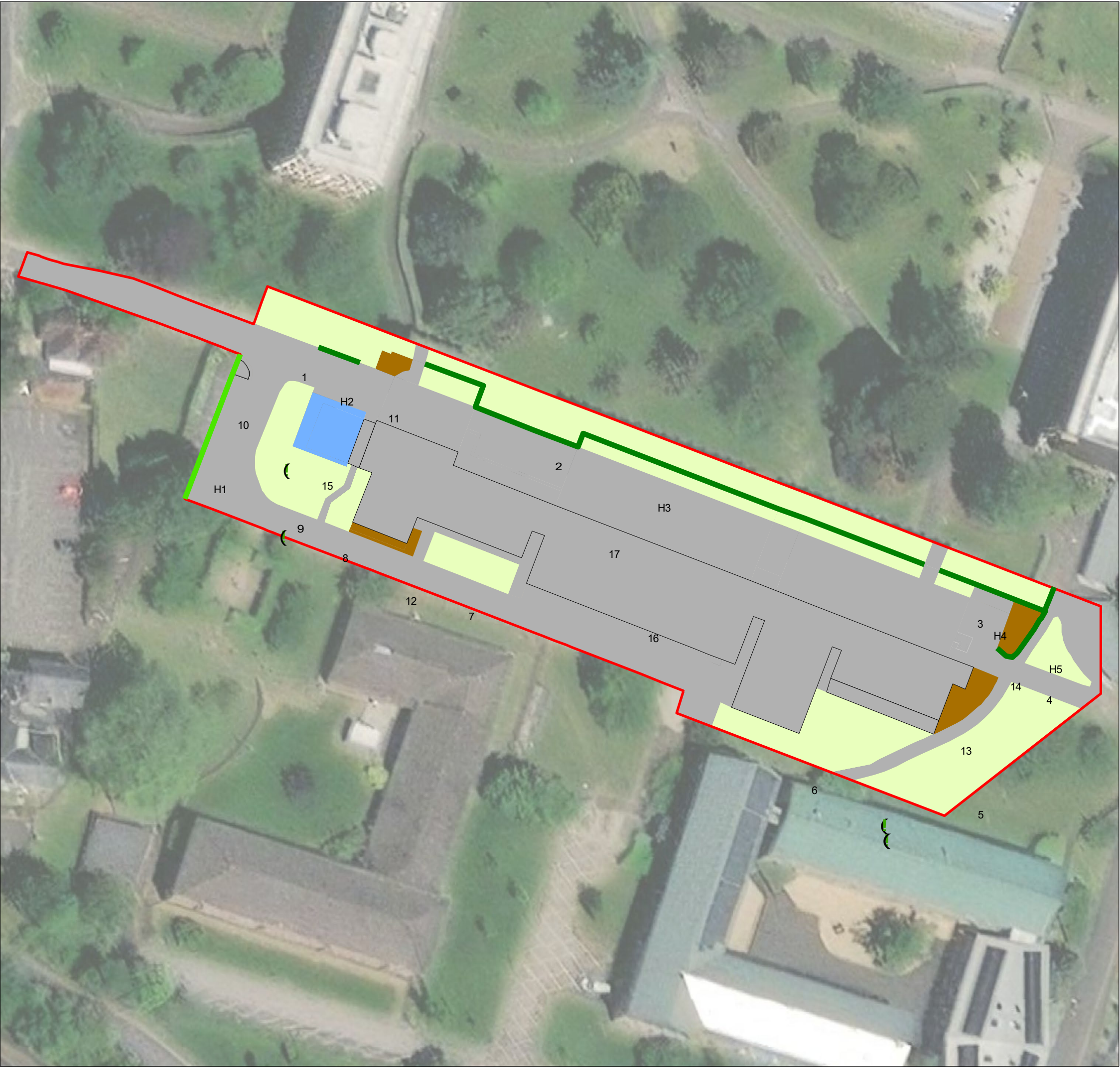
Wokingham Borough Council Core Strategy 2026 (adopted January 2010)

Wokingham Borough Council Managing Development Delivery (adopted February 2014)

Maps

MAPS

- Map 1** On-site BNG Baseline
- Map 2** On-site BNG Post-Development



MAP 1 On-site Baseline Habitats

KEY

- Site boundary
- Individual trees (4)
- Native hedgerow
- Non-native and ornamental hedgerow
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Ornamental lake or pond
- '00' = Habitat ID

SCALE: 1:650 at A3

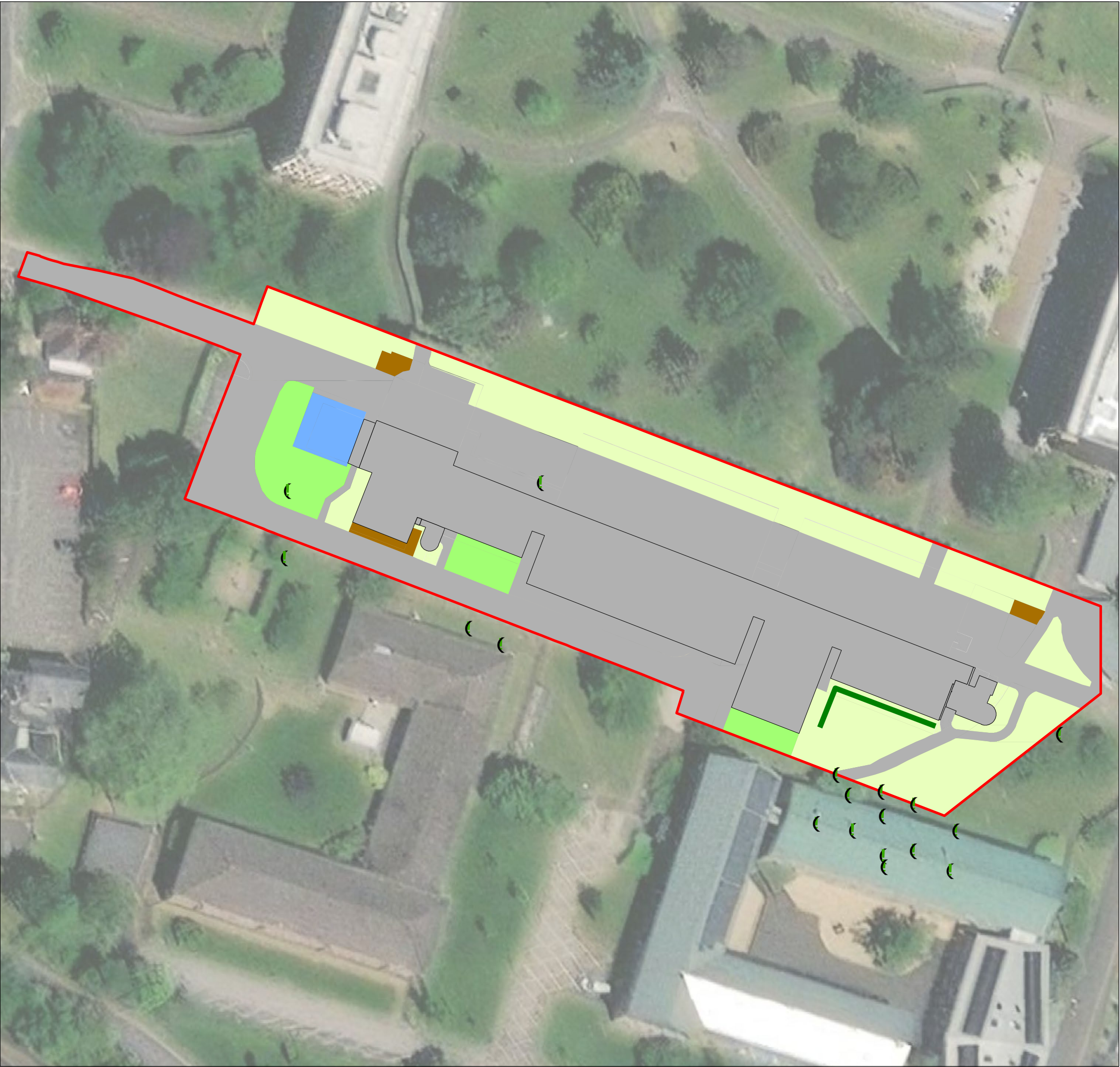
0 10 20 30 40 Metres



CLIENT: University of Reading

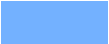
PROJECT: URS Building

DATE: 15 November 2024



MAP 2 On-site Post Development

KEY

-  Site boundary
-  Individual trees (18)
-  Native hedgerow
-  Developed land; sealed surface
-  Introduced shrub
-  Modified grassland
-  Ornamental lake or pond
-  Other neutral grassland

SCALE: 1:650 at A3

0 10 20 30 40 Metres



CLIENT: University of Reading

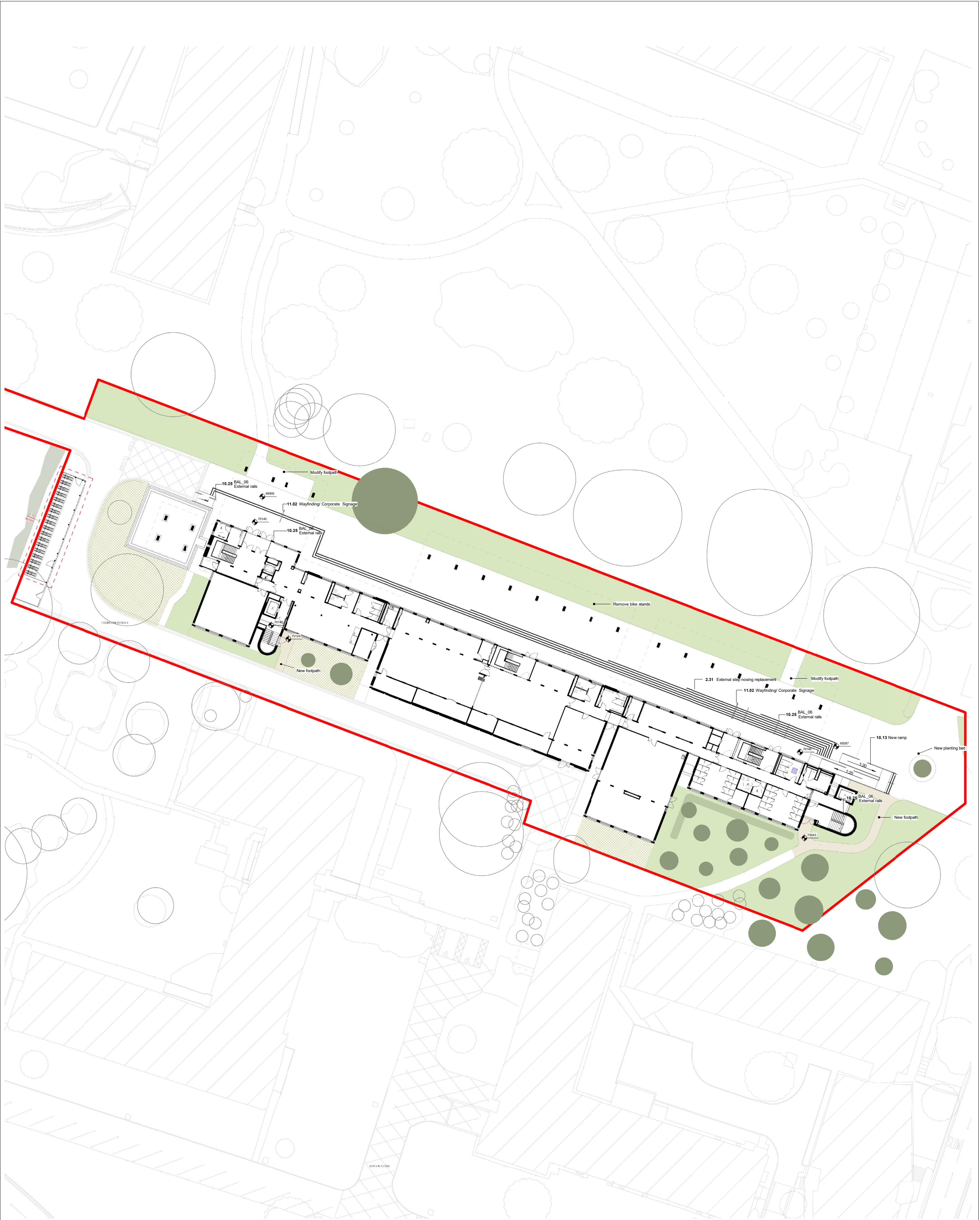
PROJECT: URS Building

DATE: 26 November 2024

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Appendix 1

2360383-ACG-W033-00-DR-A-18310-Landscape Plan



1 | 18310-Level 0 Plan

1 : 200

A0

SCALE
1 : 200

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NOTES:

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.

All dimensions to be checked on site.
Drawing to be read in conjunction with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape and Civil drawings and specifications. Any discrepancies between consultant's drawings to be reported to the Architect before any work commences.
The Contractor's attention is drawn to the Health & Safety matters stipulated in the Health & Safety plan as being potentially hazardous.
These items should not be considered as a full and final list.

The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

Ayre Chamberlain Gaunt take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing to be completed by specialist surveyor in order to establish exact boundaries.
DWG files provided for information only. Refer to PDF record.

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Proposed trees

Proposed hedge

Proposed meadow area

New footpath

Existing grassland

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**AYRE
CHAMBERLAIN
GAUNT**

PROJECT
URS Building
University of Reading

DRAWING TITLE
Landscape Plan

REV.

DATE

DESCRIPTION

P1	11.10.24	Stage 3 Draft Issue 2
P2	25.10.24	Stage 3 Draft Issue 3
P3	31.10.24	Stage 3 Issue
P4	06.11.24	Draft Planning Issue

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CHKD BY

APPD BY

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DG

DRAWING NO.

2360383-ACG-W033-00-DR-A-18310

STAGE

SUITABILITY

3

S2

Suitable for
Information

Appendix 2

BNG Metric

Project Name:Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change0.24

Total Net % Change20.24%

Trading Rules SatisfiedYes ✓

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	Grassland	Modified grassland	No	0.01654	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.07	
2	Grassland	Modified grassland	No	0.061848	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.25	
3	Grassland	Modified grassland	No	0.009914	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.04	
4	Grassland	Modified grassland	No	0.005454	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.02	
5	Grassland	Modified grassland	No	0.031787	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.13	
6	Grassland	Modified grassland	No	0.025703	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.10	
7	Grassland	Modified grassland	No	0.008515	Low	2	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness or better habitat required ≥	0.04	
8	Grassland	Modified grassland	No	0.003919	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.02	
9	Grassland	Modified grassland	No	0.020067	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.08	
10	Grassland	Modified grassland	No	0.000599	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.00	
11	Urban	Introduced shrub	No	0.001838	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.00	
12	Urban	Introduced shrub	No	0.002586	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.01	
13	Urban	Introduced shrub	No	0.00523	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.01	
14	Urban	Introduced shrub	No	0.004254	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.01	
15	Lakes	Ornamental lake or pond	No	0.00989	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.04	
16	Urban	Developed land; sealed surface	No	0.156366	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	
17	Urban	Developed land; sealed surface	No	0.282627	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	
18	Individual trees	Urban tree	No	0.0326	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 ≥	0.39	
19														
20														
21														
22														
Total habitat area				0.68										1.20
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)				0.65										

M² to hectares conversion tool:

Select a unit

Hectares

M²

Area retained

Area enhanced

Baseline units retained

Baseline units enhanced

Area habitat lost

Units lost

Bespoke compensation agreed for losses of VMDH or irreplaceable habitat

User comments

Planning authority comments

Habitat reference number

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)

0.01

Project Name:

Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.24
Total Net % Change	20.24%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats																
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty		Habitat units delivered	Comments					
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition		Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number			
1	Urban	Developed land; sealed surface	0.013073	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		0	Low	0.00						
2	Individual trees	Urban tree	0.061072561	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		10	Low	0.17						
3	Grassland	Modified grassland	0.00882	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		1	Low	0.02						
4																	
5																	
6																	
7																	
8																	
		Total habitat area	0.08											0.19			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.02
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M² to hectares conversion tool:	Select a unit	Hectares	M²

Post intervention habitats																		Habitat units delivered	Comments		
Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance			Temporal risk multiplier					Difficulty risk multipliers								
					Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
0.005413	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0	0	Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.04			
0.007117	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.05			
0.020067	Medium	4	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic	1.1	10			Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.15			
0.03																		0.24			

Project Name:Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	0.35
Total Net % Change	50.18%
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		
1	H1	Non-native and ornamental hedgerow	0.0273461	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.03
2	H2	Native hedgerow	0.0075855	Low	2	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.03
3	H3	Native hedgerow	0.0992679	Low	2	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.46
4	H4	Native hedgerow	0.0195826	Low	2	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.09
5	H5	Native hedgerow	0.0174249	Low	2	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.08
6												
7												
8												
9												
10												
			0.17									
												0.69

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0		0.00	0.00	0.03	0.03			
0		0.00	0.00	0.01	0.03			
0		0.00	0.00	0.10	0.46			
		0.00	0.00	0.02	0.09			
		0.00	0.00	0.02	0.08			
0.00	0.00	0.00	0.00	0.17	0.69			

Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		
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
12			Standard time to target condition applied	12	0.652	Low	Standard difficulty applied	Low	1	0.18			
										0.18			

Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments			
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	Off-site reference
12			Standard time to target condition applied	12	0.652	Low	Standard difficulty applied	Low	1	0.54				1
12			Standard time to target condition applied	12	0.652	Low	Standard difficulty applied	Low	1	0.31				2
										0.85				

Appendix 3

New Hedgerow Locations – Off Site



