City & Country Group EPS

Land East of Trowes Lane, Swallowfield

Biodiversity Net Gain Assessment

Final report
Prepared by LUC
October 2025

City & Country Group EPS

Land East of Trowes Lane, Swallowfield
Biodiversity Net Gain Assessment

Project Number
13501

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Chapter 1
Introduction

Project Background

1.1 In May 2025, LUC was appointed by City & Country Group EPS to undertake an Ecological Appraisal (EA) and associated Biodiversity Net Gain (BNG) assessment for the proposed development of land east of Trowes Lane, Swallowfield, Wokingham (hereafter referred to as 'the Site').

1.2 This report presents the results of the BNG assessment which has been informed by the current proposals, the EA[1] of the Site, and relevant habitat condition assessments required for the statutory metric. The Baseline Habitat Map for the Site can be found in **Appendix A**.

Site Description

1.3 The Site lies within the south of Swallowfield, to the east of Trowes Lane (National Grid Reference (NGR): SU 72584 64429). The habitats recorded on site were predominantly modified grassland and mixed woodland, with boundary hedgerows to the west, north and east**.**

Project Proposals

1.4 The proposals for the Site include outline planning application for up to 79 dwellings (Use Class C3), together with access, landscaping and associated infrastructure, with all matters reserved except access. A small section of hedgerow at the western edge of the Site will be removed to facilitate access to the residential development which is focussed in the west of the Site. A Sustainable Drainage System (SuDS) is proposed in the east of the Site, associated with new ruderal/ephemera panting, alongside a large area of other neutral grassland, species rich native hedgerow, mixed scrub and tree planting. The woodland within the south of the Site, which is in poor condition, will be enhanced under the proposals.

Purpose of the Assessment

1.5 Following the Environment Act 2021[2] and as of the 12th of February 2024, BNG is now mandatory for developments

[1] LUC (2025) Swallowfield Ecology Ecological Appraisal

[2] https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

and therefore is now a legal requirement for the associated planning application.

1.6 In accordance with the National Planning Policy Framework (NPPF)[3], proposals should seek to demonstrate Biodiversity Net Gain (BNG). The NPPF states plans should '*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*'.

1.7 The Adopted Core Strategy Development Plan – Wokingham Borough Council (adopted January 2021)[4] states '*All developments should take account of the biodiversity, and where possible developments should contribute to the enhancement of the borough's biodiversity*.'

1.8 With the passing of the Environment Act (2021), there will be a requirement for projects to deliver BNG, with a 10% requirement from the implementation of mandatory BNG.

1.9 This assessment has examined baseline ecological information and the current Illustrative Masterplan to identify the current BNG provision, any risk in achieving BNG and identify further actions required to secure BNG through the proposals.

1.10 Whilst the process of BNG does consider the Site's value to locally relevant protected species and nearby designated Sites, potential impacts and planning requirements for these ecological receptors have been considered separately in the detailed Ecological Appraisal[5].

1.11 This report provides a BNG assessment for the design, as seen in **Appendix B,** and this report should only be considered in relation to these designs. Any further updates to this design will require additional calculations for BNG and updates to the BNG calculations shown here.

1.12 This report has been prepared for the exclusive use of City & Country Group EPS. No part of this report should be considered as legal advice.

Policy and Legal Consideration

1.13 This report has been prepared in cognisance of relevant legislation and policy. The primary documents of relevance are outlined below:

- The Wildlife and Countryside Act of 1981[6] (as amended).
- The Countryside and Rights of Way Act (CRoW Act), 2000[7] (as amended).
- The Natural Environment and Rural Communities Act 2006[8] (NERC Act).
- The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)[9].
- The Protection of Badgers Act 1992[10].
- The National Planning Policy Framework (updated December 2023).
- The Environment Act 2021.
- Adopted Core Strategy Development Plan – Wokingham Borough Council (adopted January 2021).

[3] Ministry of Housing, Communities and Local Government (2024). National Planning Policy Framework. Available at: National Planning Policy Framework - GOV.UK
[4] Available from: Wokingham Borough council – Local Plans
[5] LUC (2025). Land East of Trowes Lane, Swllowfield, Ecological Appraisal.
[6] Wildlife and Countryside Act 1981. Available at: https://www.legislation.gov.uk/ukpga/1981/69/contents
[7] Countryside and Rights of Way Act 2000. Available at: https://www.legislation.gov.uk/ukpga/2000/37/contents
[8] The Natural Environment and Rural Communities Act (NERC Act), 2006. Available at: https://www.legislation.gov.uk/ukpga/2006/16/contents
[9] The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). Available at: https://www.legislation.gov.uk/uksi/2017/1012/regulation/8/made
[10] Protection of Badgers Act 1992. Available at: https://www.legislation.gov.uk/ukpga/1992/51/contents

Chapter 2
Methodology

DEFRA Biodiversity Statutory Metric

2.1 Calculations have been carried out in cognisance of Biodiversity Net Gain: Good Practice Principles for Development guidance[11] and the British Standards Institute[12], [13]. Full calculations were undertaken through the Defra Statutory Biodiversity Metric[14] and associated condition sheets in line with latest guidance. The metric yields the biodiversity units a site's land is worth, based on the type, distinctiveness, extent, and condition of the habitats within it. The metric approach compares the pre-development baseline against the project proposals, accounting for any habitat losses, gains, impacts and enhancements.

2.2 To meet the mandatory BNG requirements, the biodiversity value of the post-development scenario must be 10% (as a minimum) higher than the baseline. In addition, not all habitats are "tradeable". Depending on the distinctiveness of the habitat, habitat losses may not be permitted and/or may be replaced with units of the same habitat type.

2.3 Crucially, the process of BNG has been adopted to inform design, resulting in iterative calculation and design alteration to maximise the ecological potential of the Site.

2.4 Whilst the Defra Statutory Biodiversity Metric is the default approach to calculating BNG, it should not be considered a complete tool in assessing BNG and therefore professional judgement has been used where appropriate. Where professional judgement has been used, this is outlined in the text and additional references, where required, are provided.

2.5 This BNG assessment has been carried out by Calista Collins BSc (Hons), MRes. Quality control and approval was provided by David Green BSc (Hons) MCIEEM.

2.6 The Site was subject to a habitat survey which included detailed mapping of habitats within the Site. The habitat survey completed on the 20th June 2025 by Rebecca Turner

[1111] Baker J., Hoskins R. and Butterworth T. (2019). Biodiversity Net Gain. Good practice principles for development: A practical guide. Ciria, London.
[12] BSI (2021). BS 8683:2021, Process for designing and implementing Biodiversity Net Gain – Specification. British Standards Institute, London.
[13] BSI (2013). Biodiversity – code of practice for planning and development, BS 42020:2013. British Standards Institution, Bristol.
[14] Natural England (November 2023) The Statutory Biodiversity Metric: User Guide (draft). Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides.

BSc (Hons), MSc, ACIEEM and Calista Collins. Weather conditions during the survey were warm, dry, and sunny.

2.7 To calculate the ecological baseline units for the Site, the following data and assessments were collated:

- UK Habitat (UK Hab) Classification Habitat types were assigned a pre-set distinctiveness value, indicative of the inherent 'value' of these habitats.
- The area (hectares) of each habitat and length of linear habitats (km) within the application boundary were calculated from the Baseline Habitat Map using ESRI ArcMap. The Baseline Habitat Map is presented in **Appendix A**.
- Habitats were subject to a 'condition assessment[15] carried out on Site. The 'condition' of the habitat is considered a measure of habitat quality and measures the 'working order' against the optimal potential of habitat type. Assessment criteria cover broad habitat types, therefore further clarification is provided, and professional judgement used to assign condition where appropriate, using Defra condition sheets and associated guidance.
- Each habitat was subject to a Strategic Significance assessment based on its position within the landscape, this includes consideration of local plans, Supplementary Planning Documents and Guidance and local partnership publications to identify local priorities for targeting biodiversity.
- Baseline inputs (as detailed above) were entered into the Defra Statutory Biodiversity Metric to calculate baseline 'biodiversity units' for the Site.

Proposed Development

2.8 The same process was repeated for the proposals, as detailed below:

- The loss of baseline habitats (both polygon and linear data) was calculated by overlaying the footprint of the proposals onto the Habitat Map using ESRI ArcMap. Using this method, the area of loss to each habitat block was determined.
- Proposals were reviewed to identify habitats created, retained, and enhanced. Proposed habitats were subject to condition, and strategic significance assessments.
- Where a new habitat or existing habitat has been created or enhanced, additional consideration has been given towards the time taken for habitats to establish and reach target condition (temporal multiplier) and the difficulty of habitat re-creation (difficulty multiplier). Both temporal and difficulty multipliers were pre-assigned within the metric.
- Collated data and assessments were entered into the Defra Statutory Biodiversity Metric to calculate a biodiversity unit score for the proposal.

Data Summary and Discussion

2.9 The results of the Defra Statutory Biodiversity Metric are presented as:

- A detailed summary of the resultant biodiversity unit change, separated by habitat type. It is important to note that the process of BNG should consider habitat types in isolation, and any unit losses or gains must be considered in detail for a like-for-like basis for each habitat group / priority habitat type. This is referred to as "trading rules", which set minimum habitat creation and enhancement requirements to compensate for specific habitat losses.
- The percentage change in biodiversity units delivered by the development proposal i.e., the uplift in biodiversity units. A minimum of 10% uplift in value is required.

Limitations of the Metric

2.10 Assessments should be considered within the framework of key principles which should be applied when considering the outputs of the metric. For ease of reference these principles are set out in detail below:

2.11 Note these are additional to CIEEM's Biodiversity Net Gain: Good Practice Principles for Development[16] guidance.

Principle 1: The metric does not change the protection afforded to biodiversity.

2.12 Existing levels of protection afforded to protected species and habitats are not changed by use of this or any other metric. Statutory obligations will still need to be satisfied.

Principle 2: Biodiversity metric calculations can inform decision-making (only) where application of

[15] DEFRA (2024). Statutory Biodiversity Metric Condition Assessments. DEFRA. Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

[16] CIEEM, CIRIA, IEMA, (2016) Biodiversity Net Gain: Good practice principles for development

the mitigation hierarchy and good practice principles conclude that compensation for habitat losses is justified.

2.13 Where there is deviation from the mitigation hierarchy / good practice principles this will be highlighted clearly in the text / through additional references.

Principle 3: The metric's biodiversity units are only a proxy for biodiversity and should be treated as relative values.

2.14 While it is underpinned by ecological evidence, the units generated by the metric are only a proxy for biodiversity and, to be of practical use, it has been kept deliberately simple. The numerical values generated by the metric represent relative, not absolute, values.

Principle 4: The metric focuses on typical habitats and widespread species; important or protected habitats and features should be given broader consideration.

2.15 Protected and locally important species needs are not considered through the metric, they should be addressed through existing policy and legislation.

2.16 Impacts on protected sites (e.g., SSSIs) and irreplaceable habitats are not adequately measured by this metric. They will require separate consideration which must comply with existing national and local policy and legislation. Data relating to these can be entered into the metric, so as to give an indicative picture of the biodiversity value of the habitats present on a site, but this should be supported by bespoke advice.

Principle 5: The metric design aims to encourage enhancement, not transformation, of the natural environment.

Proper consideration should be given to the habitats being lost in favour of higher-scoring habitats, and whether the retention of less distinctive but well-established habitats may sometimes be a better option for local biodiversity. Habitat created to compensate for loss of natural or semi-natural habitat should be of the same broad habitat type (e.g. new woodland to replace lost woodland) unless there is a good ecological reason to do otherwise (for example, to restore a heathland habitat that was converted to woodland for timber in the past).

Principle 6: The metric is designed to inform decisions, not to override expert opinion.

2.17 Management interventions should be guided by appropriate expert ecological advice and not just the biodiversity unit outputs of the metric. Ecological principles still need to be applied to ensure that what is being proposed is realistic and deliverable based on local conditions such as geology, hydrology, nutrient levels, etc. and the complexity of future management requirements.

Principle 7: Compensation habitats should seek, where practical, to be local to the impact.

2.18 They should aim to replicate the characteristics of the habitats that have been lost, taking account of the structure and species composition that give habitats their local distinctiveness. Where possible compensation habitats should contribute towards nature recovery in England by creating 'more, bigger, better and joined up' areas for biodiversity [17].

Principle 8: The metric does not enforce a mandatory minimum 1:1 habitat size ratio for losses and compensation but consideration should be given to maintaining habitat extent and habitat parcels of sufficient size for ecological function.

2.19 A difference can occur because of a difference in quality between the habitat impacted and the compensation provided. For example, if a habitat of low distinctiveness is impacted and is compensated for by the creation of habitat of higher distinctiveness or better condition, the area needed to compensate for losses can potentially be less than the area impacted. However, consideration should be given to whether reducing the area or length of habitat provided as compensation is an appropriate outcome.

Limitations

2.20 The habitat surveys were conducted during the optimal survey season of May to July; therefore, it is considered that the survey provides a reliable evaluation of habitats present within the Site.

[17] Making Space for Nature: a review of England's wildlife sites and ecological network. Report to Defra (2010) Biodiversity metric 3.0 – User Guide

2.21 The biodiversity unit scores generated by the metric are a proxy for the relative biodiversity worth of a habitat or site. Although this is a rational means of measuring biodiversity value, it is a simplification of the 'real world'. Furthermore, while the scoring of habitats is informed by ecological reasoning and the available evidence, the outputs of biodiversity unit calculations are not scientifically precise or absolute values. The metric and its outputs should therefore be interpreted, alongside ecological expertise and common sense, as an element of the evidence that informs plans and decisions. For example, the metric helps you work out how much new or restored habitat is needed to compensate for a loss of habitat, but it does not tell you the appropriate composition of plant species to use. Assessments should be conducted with regard to a set of key principles and rules. It should also be noted that impacts on irreplaceable habitats are not adequately measured by the metric.

Chapter 3
Biodiversity Net Gain Calculations

3.1 Results are presented for each of the BNG calculation phases:

- Baseline assessment for the habitats currently on Site.
- Proposal assessment, or post-development scenario.

Baseline Assessment Inputs

3.2 The Site was comprised predominately of modified grassland, which formed the majority of the northern and central area of the Site, other woodland; mixed formed the southern area of the Site. Native hedgerow bounded the site to north, while native hedgerow with trees formed the western and eastern boundaries of the Site.

3.3 **Table 3.1** provides a summary of the baseline assessment inputs for area habitats. The Baseline Habitat Map can be seen in **Appendix A**. Condition assessment proformas are provided within **Appendix C**

Table 3.1 Summary of Baseline Assessment Inputs

UKHab Classification	Area (Ha) / Length (km)	Condition
Modified grassland (Grassland)	4.1318ha	Poor
Other woodland; mixed (Woodland and forest)	1.558 ha	Poor
Native hedgerow with trees (Hedgerow and line of trees)	0.3321 km	Good
Native hedgerow (Hedgerow and line of trees)	0.0809 km	Good

3.4 The Site did not support any watercourse habitats. An off-site ditch was present to the east of the Site; however, as it was a dry ditch, a condition assessment was not necessary.

Proposed Assessment Inputs

3.5 The proposals include the development up to 79 residential dwellings (urban; developed land; sealed surface) and associated access road / roads between the houses (urban; developed land; sealed surface). Vegetated gardens will be associated with each of the houses. Landscaping, which includes: the provision of a SuDS basin with ruderal/ephemeral vegetation, an area of other neutral grassland, individual tree planting and scrub planting, particularly associated with the eastern hedgerow. The proposed UKHab habitat classifications can be found in **Appendix A.**

3.6 The proposed Illustrative Masterplan can be found in **Appendix B**. Full calculations taken directly from the Defra Statutory metric are provided in **Appendix D**. Results are outlined and discussed in detail below.

Habitat Loss

3.7 The extent of habitat loss was concentrated mainly on habitats of low distinctiveness and value, namely the modified grassland, which is to be completely lost under the proposed scheme.

3.8 The proposals also include the loss of a small area of native hedgerow with trees which bounds the west of the Site, to accommodate an access road.

Retained / Enhanced Habitats

3.9 A large proportion of the Site comprises mixed woodland. The entire area of woodland is to be retained under the proposed scheme. As the woodland is in a poor condition, the woodland will be enhanced under the scheme to a moderate condition, detailed in **Table 3.2** below:

Table 3.2 Retained Area Habitats

Habitat Type	Baseline Area (ha)	Retained Area (ha)	% Enhanced
Other woodland; mixed	1.558	1.558	100%

3.10 This has a targeted condition of moderate within the standard time to target condition of 10 years. This is considered to be achievable due to management techniques that can be implemented which will produce positive results in a fast turnaround time. Therefore, it is considered that the woodland can achieve a moderate condition within the desired timeframe with appropriate management.

3.11 The boundary hedgerows to the east, north and west of the Site are also largely retained, excluding a small area in the western hedgerow which will be lost for access.

Table 3.3 Retained Linear Habitats

Habitat Type	Baseline length (km)	Retained length (km))	% Retained
Native hedgerow	0.0809	0.0809	100%
Native hedgerow with trees	0.3321	0.321	96.67%

Created Habitats

3.12 The proposals include the creation of a SuDS basin, which will be planted with ruderal/ephemeral species within and around the periphery of the basin. This will provide wetland habitats that were not previously present within the Site, therefore improving the biodiversity of the Site. As a precautionary approach, the SuDS and ruderal/ephemeral habitats have been inputted into the metric as poor condition.

3.13 Newly created areas of mixed scrub will create an ecotone between the existing hedgerows located in the east and north of the Site and the proposed other neutral grassland within the east of the Site. Created other neutral grassland will include native grassland and wildflower species. As a precautionary approach, the new mixed scrub and other neutral grassland habitats have been inputted into the metric as poor condition.

3.14 Newly created species rich native hedgerow is proposed in the northeastern corner of the Site. The hedgerow will serve as compensatory hedgerow to mitigate the loss of hedgerow lost to form the proposed access road. Alongside this, the newly planted hedgerow will also strengthen the existing hedgerow network, and provide shelter for wildlife, alongside food sources due increased provisions of berries and nectar.

3.15 Small areas of modified grassland will be created along roads and pavements to provide amenity planting. Individual trees will also be planted in association with the amenity grassland, and throughout the area of greenspace to the east of the Site. As a precautionary approach, the areas of grassland have been inputted into the metric as poor

condition. Following best practice guidelines[18], new tree planting has been inputted as 'small trees' of a poor condition.

3.16 Developed land; sealed surface will comprise up to 79 residential dwellings and gardens, alongside access and internal roads within the Site.

3.17 Habitats created on Site are detailed within **Table 3.3** below:

Table 3.4 Created Area Habitats

Habitat Type	Created Area
Developed land; sealed surface (Urban)	2.3733 ha
Other neutral grassland (Grassland)	0.8334 ha
SuDS (Urban)	0.2670 ha
Ruderal/ephemeral (Sparsely vegetated land)	0.2591 ha
Modified grassland (Grassland)	0.2258 ha
Mixed Scrub (Heathland and shrub)	0.1732 ha
Rural tree (Individual trees)	0.0733 ha
Species-rich native hedgerow (Hedgerow and treelines)	0.087km

Strategic Significance

3.18 The location of the Site was not identified in the Wokingham Borough Core Strategy (adopted in January 2010), and therefore the site as whole has been identified as 'Area/compensation not in local strategy/ no local strategy'.

[18] DEFRA (2025). The Statutory Biodiversity Metric User Guide.

Chapter 4
Results and Interpretation

Biodiversity Net Gain Results

4.1 The outcome of the BNG assessment of the proposals is summarised below. Full results taken directly from the metric are shown in **Appendix C**.

- Proposals have the potential to achieve a net gain of **2.95** habitat units, which is an increase of **20.35%** from the baseline value of the Site.

4.2 The main reason for this uplift is the enhancement of poor condition woodland and the replacement of low distinctiveness habitat with that of medium and high distinctiveness.

4.3 The key contributors to the uplift in habitat units are:

- The enhancement of the woodland from poor condition to moderate condition, which will deliver 14.33 habitat units; and
- The creation of the large area of other neutral grassland will provide 3.1 habitat units, which also contribute to the net gain of the Site.

4.4 The creation of these habitats will provide opportunities for invertebrates, birds, bats, reptiles, amphibians and small mammals within the Site.

- Proposals have the potential to achieve a net gain of **0.52** hedgerow units, which is an increase of **10.64% f**rom the baseline value of the Site.

4.5 The main reason for this uplift is the creation of c87m of new species rich native hedgerow within the northeastern corner of the Site.

4.6 Therefore, the proposals exceed the mandatory 10% net gain in habitat and hedgerow units.

Overview of changes

4.7 **Table 4.1** outlines the changes in habitat unit for each habitat distinctiveness.

Table 4.1 Unit Change by Area Habitat Group

Habitat Group	Project Wide Unit Change
Medium Distinctiveness	
Grassland – Other neutral grassland	3.10
Heathland and shrub – Mixed scrub	0.67
Individual trees – Rural trees	0.21
Woodland and forest – Other woodland; mixed	5.59
Low Distinctiveness	
Grassland – Modified grassland	-0.783
Urban – SuDS	0.35
Sparsely vegetated land – Ruderal/ephemeral	0.5

4.8 In addition, trading rules are summarised in **Table 4.2** below.

Table 4.2 Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	N/A
High	Same habitat required	N/A
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes
Low	Same distinctiveness or better habitat required	Yes
Very Low	Same distinctiveness or better habitat required	N/A

4.9 The scheme has satisfied the trading rules through either ensuring broad habitat compensation has been achieved by providing like-for-like replacements for habitats lost, or providing a habitat of higher distinctiveness. It is imperative that the trading rules are satisfied to achieve a net gain in biodiversity, and to satisfy planning requirements.

4.10 The loss of low distinctiveness grassland has been compensated by the creation of other neutral grassland, which will be comprised of native species to provide a more species rich and diverse habitat that will provide benefits to a range of wildlife, such as invertebrates, reptiles and birds. New native mixed scrub will provide foraging and sheltering opportunities for small mammals, birds and bats, alongside shelter for reptiles.

4.11 The provision of ruderal/ephemeral planting around the SuDS basin will create a diverse wetland habitat which has provided a more biodiverse habitat assemblage at the Site.

Statutory Biodiversity Credits

4.12 The proposed habitat creation within the site boundary exceeds the minimum requirement in BNG of 10%. Furthermore, the habitat trading rules are satisfied. Consequently, no statutory biodiversity credits are required.

4.13 A 10% net gain can be achieved for hedgerows by the planting of 0.087km of native hedgerow with trees, to compensate for losses along the western hedgerow. This planting could occur at the north of the Site, to strengthen the existing hedgerows along the boundary. Should 0.087km of native hedgerow with trees be planting, trading rules would also be satisfied.

Ensuring Delivery and Securing Gains

4.14 To ensure BNG is delivered within the Site, it is required that habitat creation and enhancement measures are secured through an appropriate mechanism.

4.15 A Habitat Management and Monitoring Plan (HMMP) for the Site will be prepared to detail how the final landscaping and ecological enhancements will be delivered within the Site, as well as ongoing management to ensure that habitats reach and maintain their targeted condition for the next 30 years. The HMMP includes:

- Specific measurable targets linked to target habitat condition; and
- Monitoring prescriptions, including named personnel to ensure the deliverance of BNG interventions, with appropriate remedial measures detailed as part of the required actions.

4.16 The final level of commitment provided through these documents are proportionate to the impact of the proposals.

4.17 Crucially, the existing levels of protection afforded to protected species and habitat are not changed by use of this or any other metric. Statutory obligations will still need to be satisfied.

Anticipated Management Measures

4.18 The following measures are expected to be included within the HMMP post-planning consent, to ensure that the habitats will achieve their desired condition over the course of the next 30 years, and ensuring health and safety hazards for visitors are taken into account. The final HMMP document is anticipated to contain more mitigation measures, and provide remedial measures should habitats be found to not be meeting their desired condition during monitoring protocols.

Other Neutral Grassland

- Cutting during establishment – to aid development of a dense sward and control growth of ruderal weeds likely to establish with bare ground (e.g. ragwort, thistle, nettle etc.). This will be undertaken bi-monthly during Year 1 based on visual observations during monitoring inspections
- Annual cutting and the collection of arisings will be undertaken in July/August subject to growth.

Other Woodland; Mixed

- Hand removal of invasive plants, such as Himalayan balsam *Impatiens glandulifera,* subject to monthly inspections.
- Clearance of glades to provide increased sunlight to the woodland flora. This will enable a ground flora, understorey and scrub layer to form.

Ruderal/ephemeral

- Hand removal of scrub species to remove competition for resources during growth stage.
- Cutting of vegetation should take place every 5 years to encourage young growth.
- Quarterly checks to ensure no scrub encroachment occurs to displace the vegetation.

Tree Planting (new planting)

- Watering (trees to be fitted with watering bags or similar) subject to weather conditions. It is anticipated that weekly watering may be required during the summer months for Years 1 – 2, and reducing thereafter for 5 years.

General Management

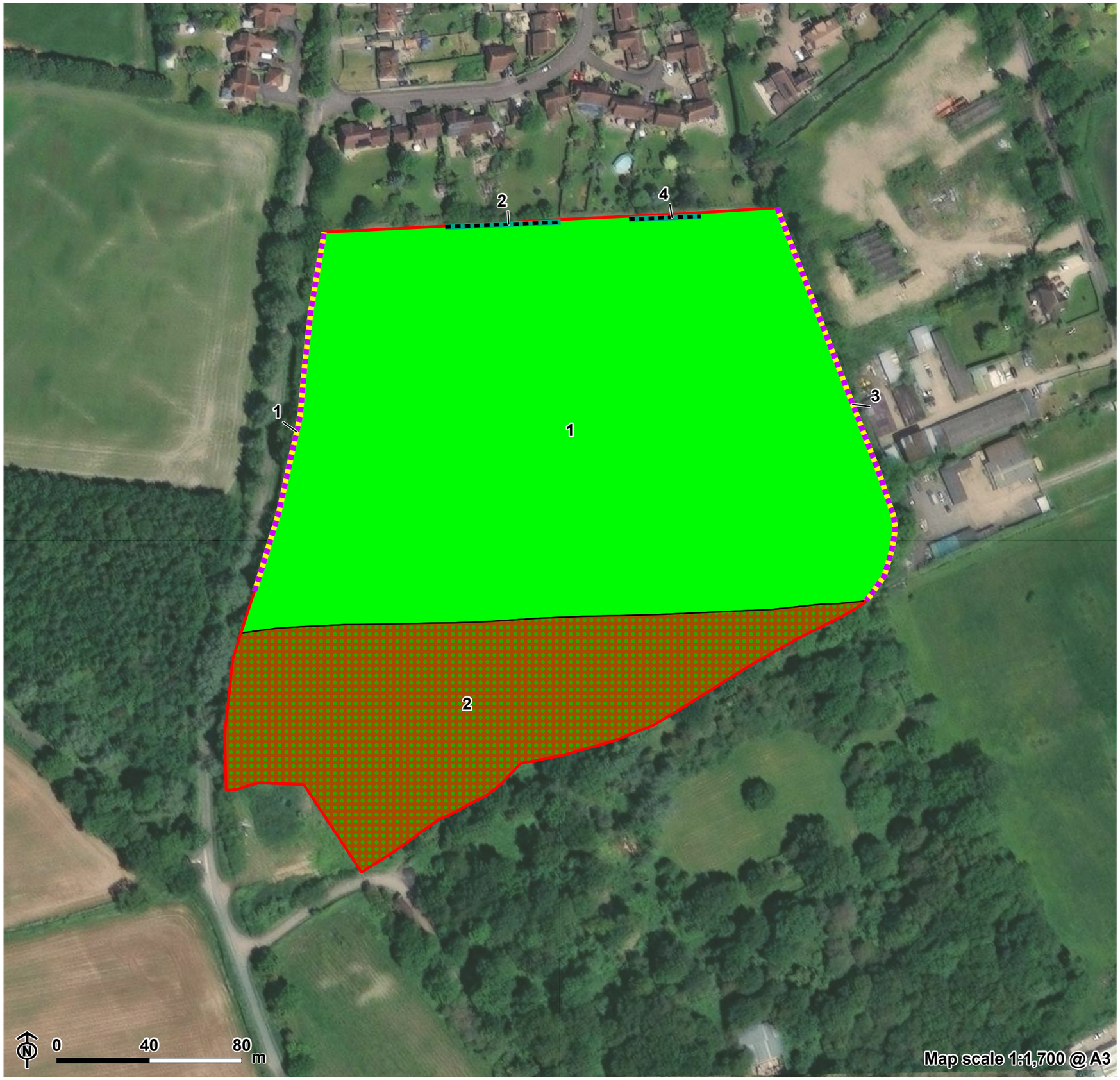
- Litter collection, weeding and maintenance of paths, drains and roads.

Appendix A
Mapping

Land East of Trowes Lane, Swallowfield
City & Country Bramshill Ltd

LUC

Figure 1: Baseline UKHab Habitat



Site boundary

UKHab (baseline) habitat linear

Native hedgerow

Native hedgerow with trees

UKHab (baseline) habitat area

Modified grassland

Other woodland; mixed

Maxar, Microsoft

13501_001_Swallowfield_BNG/001_r0_Fig01_Baseline_Habitats_A3L 25/09/2025

Land East of Trowes Lane, Swallowfield
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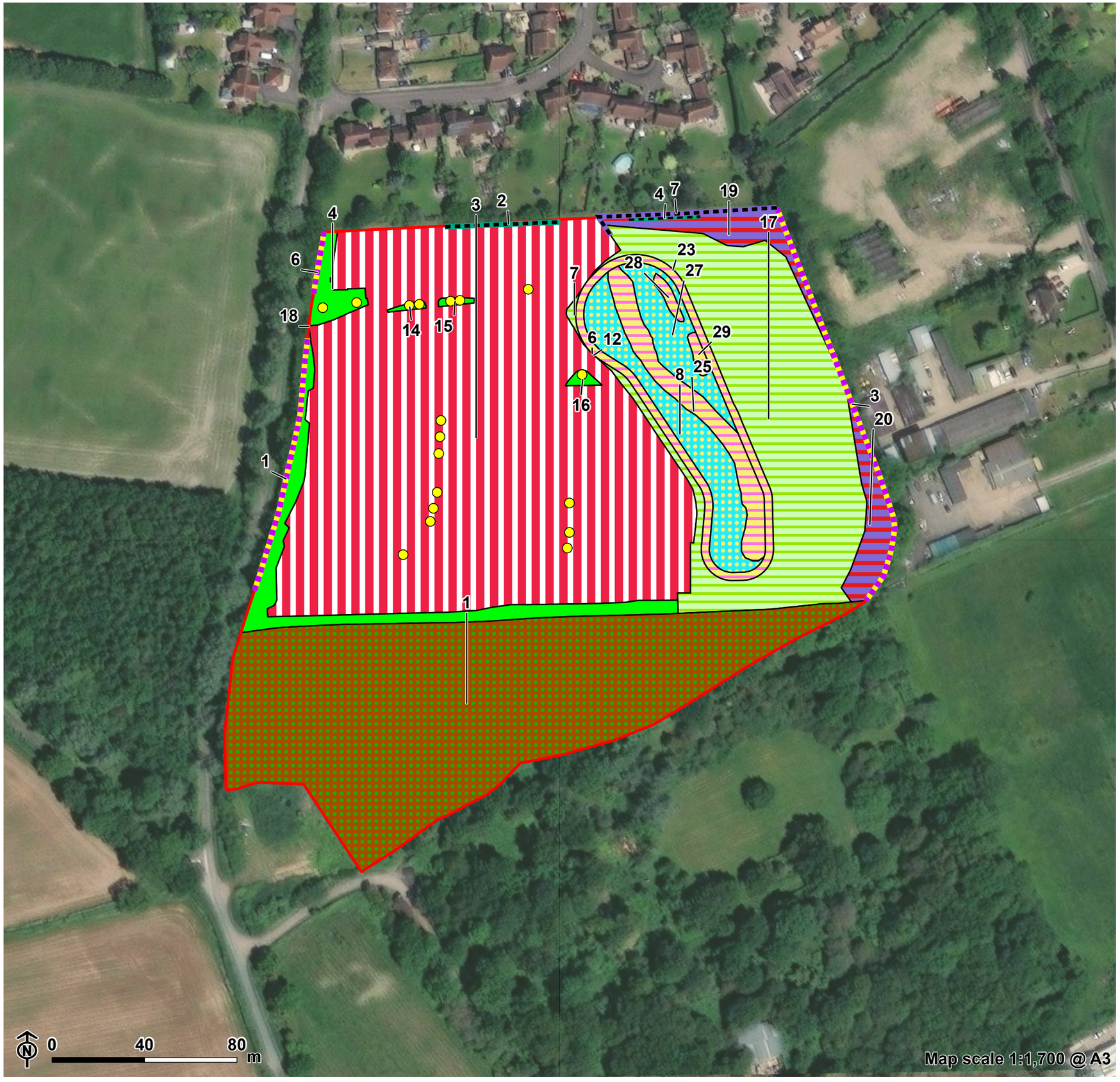
Figure 2: Proposed UKHab Habitat



- Site boundary
- Proposed individual tree

UKHab (proposed) habitat linear

- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow

UKHab (proposed) habitat area

- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Ruderal/ephemeral
- Sustainable drainage system (SuDS)
- Other woodland; mixed

Maxar, Microsoft

13501_001_Swallowfield_BNG/002_r0_Fig02_Proposed_Habitats_A3L 25/09/2025

Appendix B

Proposed Illustrative Masterplan

B.1 Illustrative Masterplan

Land west of Trowes Lane - Site Layout (Croudace Homes)

A range of new homes to meet local needs and standards and to reflect Swallowfield's character.

Tree Lined Roads

Native hedgerow mix for attaining 10% net gain.

Native scrub mix planting for biodiversity enhancement and new habitat creation.

Oakleigh House

Propposed Access

Sustainable Urban Drainage (SuDS) as part of water ecology with boardwalk link to trim trail and footpath.

Mown footpath

Public Open Space

Retained existing hedgings and trees

Retained woodland, enhanced to improve its quality and biodiversity.

Native scrub mix planting for biodiversity enhancement and new habitat creation.

Informal play along natural play

Trim trail

Play areas with natural play for children and young teenagers.

Trim trail to connect the existing PRoW.

Exiting Public Right of Way (PRoW)

N

Rev	Date	Description	Drn	Chk
P03	23.09.25	Updates to DAS	KYZ	SV
P02	27.08.25	Updated to adjacent scheme and precedent images	KYZ	SV
P01	22.08.25	First Issue	KYZ	SV

Title: Illustrative Masterplan

Project: Swallowfield, Wokingham
Client: City & Country

Date: August 2025
Scale: NTS @ A3

Drawing No: 2909-LLA-ZZ-GF-SK-L-0001
Revision: P03
Suitability: Planning

Project No: 2909

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LANDSCAPE ARCHITECTS

Appendix C

Baseline Condition Assessments

C.1 Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
Habitat Type			
Modified grassland			
Habitat Description			
Area of grassland dominates the Site. Recently mown to a sward height of approximately 5-10cm. .			
Site name and location	Swallowfield	**On-site or off-site**	On Site
Limitations (if applicable)	Recently mown	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	N/A	**Habitat parcel reference**	N/A
Condition Assessment Criteria			
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Bless than 6-8 plant species present per m2
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Sward hight homogenous, 5-10cm
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	No	No scrub present
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	No physical damage present
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)2.	Yes	Bare ground between 1 and 10%

F	Cover of bracken Pteridium aquilinum is less than 20%.	Yes	No bracken within Site
G	There is an absence of invasive non-native plant species3 (as listed on Schedule 9 of WCA4).	Yes	Not recorded within grassland sward
Number of criteria passed			
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	Passes three criteria
Footnotes			
Footnote 1 – Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens and cow parsley Anthriscus sylvestris. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

C.2 Condition Sheet: Woodland			
Habitat Type			
Other woodland; mixed			
Habitat Description			
Site name and location	Swallowfield	On-site or off-site	On Site
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference		Habitat parcel reference	N/A

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes1 present.	Two age-classes1 present.	One age-class1 present.	2	
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland2.	Evidence of significant browsing pressure is present in less than 40% of whole woodland2.	Evidence of significant browsing pressure is present in 40% or more of whole woodland2.	1	
C	Invasive plant species	No invasive species3 present in woodland.	Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species3 <10% cover.	Rhododendron or cherry laurel present, or other invasive species3 ≥10% cover.	1	Himalayan balsam present

D	Number of native tree species	Five or more native tree or shrub species4 found across woodland parcel.	Three to four native tree or shrub species4 found across woodland parcel.	Two or less native tree or shrub species4 across woodland parcel.	3	
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native5.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native5.	<50% of canopy trees and <50% of understory shrubs are native5.	3	
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space6. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted7.	21 - 40% of woodland has areas of temporary open space6.	<10% or >40% of woodland has areas of temporary open space6. But if woodland <10ha has <10% temporary open space, please see Good category7.	1	
G	Woodland regeneration	All three classes present in woodland8; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland8.	No classes or coppice regrowth present in woodland8.	2	
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback9.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present9.	Greater than 25% tree mortality and or any high-risk pest or disease present9.	3	

I	Vegetation and ground flora	Recognisable NVC plant community10 at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community10 at ground layer present.	No recognisable woodland NVC plant community10 at ground layer present.	1	
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland11.	Two storeys across all survey plots11.	One or less storey across all survey plots11.	1	
K	Veteran trees	Two or more veteran trees12 per hectare.	One veteran tree12 per hectare.	No veteran trees12 present in woodland.	1	No veterans
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities13.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities13.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities13.	2	
M	Woodland disturbance	No nutrient enrichment or damaged ground evident14.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground14.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground14.	2	
Total Score (out of a possible 39)						

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	**23**
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Footnotes

Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date). Assessing your Woodland's Condition [online]. Available from:

Woodland Wildlife Toolkit
(sylva.org.uk)

The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition.

Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch Betula sp., cherry Prunus sp. or Sorbus sp.: 0 – 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or Sorbus species; 0 - 20 years = Young; 21 - 60 years =Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.

Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.

Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly.

Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage Lysichiton americanus; Himalayan balsam Impatiens glandulifera; Japanese knotweed Reynoutria japonica; cherry laurel Prunus laurocerasus; shallon Gaultheria shallon; snowberry Symphoricarpos albus; variegated yellow archangel Lamiastrum galeobdolon subsp. argentatum; rhododendron Rhododendron ponticum; and tree-of-heaven Alianthus altissima.

Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.

Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.

Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees.

Footnote 7 – Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.

Footnote 11 – This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.

Footnote 12 - See EWBG method INDICATOR 12 for more information. See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

EWBG INDICATOR 12 is the relevant indicator.

Footnote 13 – See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.

C.2 Condition Sheet: Woodland
Habitat Type

Other woodland; mixed			
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook1 and Favourable Conservation Status document2. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)			
Core groups - applicable to all hedgerow types							
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	**H1** ✓	H2 ✓	H3 ✓	H4 ✓

A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn Prunus spinosa suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	✓	✓	✓	✓
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	✓	✓	✓	✓
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	✓	✓	X	✓

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	✓	✓	✓	✓
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles Urtica spp., cleavers Galium aparine and docks Rumex spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	✓	X	✓	X
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website4, as well as the BSBI website5 where the 'Online Atlas of the British and Irish Flora'6 contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website7.	✓		✓	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	✓	✓	✓	✓
Additional group - applicable to hedgerows with trees only							

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient8), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	✓	NA	✓	NA
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	✓	NA	✓	NA

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score	
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	H2 and H4= Good
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2	
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score	

Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	H1 and H3 = good
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2	
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on:

layout (hedgelink.org.uk)

Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on:

Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on:

The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub

Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on:

Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on:

Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on:

Home » NNSS (nonnativespecies.org)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Appendix D

BNG Calculations

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:			
Project name:	Land East of Trowes Lane, Swallowfield		
Applicant:			
Application type:			
Planning application reference:			
Completed by:	Calista Collins - LUC		
Date of metric completion:	19 September 2025		
Reviewer:	David Green		
Calculation iteration:			
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):	5.69	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

Main menu

Results

Project Name: Land East of Trowes Lane, Swallowfield Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	2.95
Total Net % Change	20.38%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats: Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline: Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments: User comments	Planning authority comments	Habitat reference number
1	Grassland	Modified grassland	No	4.1318	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	8.26			0.00	0.00	4.13	8.26				
2	Woodland and forest	Other woodland; mixed	No	1.558	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	6.23		1.558	0.00	6.23	0.00	0.00				
3																			
4																			
5																			
		Total habitat area		5.69					14.50	0.00	1.56	0.00	6.23	4.13	8.26				
		Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		5.69															

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	4.13

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Land East of Trowes Lane, Swallowfield Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	2.95
Total Net % Change	20.38%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Ref	Post intervention habitats: Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier: Standard or adjusted time to target condition	Final time to target condition (years)	Difficulty: Final difficulty of creation	Habitat units delivered	Comments: User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land; sealed surface	2.3733	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	Grassland	Other neutral grassland	0.8334	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	2	Low	3.10			
3	Urban	Sustainable drainage system	0.267	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Medium	0.35			
4	Sparsely vegetated land	Ruderal/Ephemeral	0.2591	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.50			
5	Heathland and shrub	Mixed scrub	0.1732	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.67			
6	Individual trees	Rural tree	0.0733	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.21			
7	Grassland	Modified grassland	0.2258	Low	Poor	Area/compensation not in local strategy/ no local	Standard time to target condition applied	1	Low	0.44			
8													
9													
10													
		Total habitat area	4.21							5.26			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	4.13

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Land East of Trowes Lane, Swallowfield Map Refer

A-3 On-Site Habitat Enhancement

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	2.95
Total Net % Change	20.35%
Trading Rules Satisfied	Yes ✓

	Baseline habitats		Post intervention habitats: Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal risk multiplier		Difficulty risk multipliers	Habitat units delivered	Comments		
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change					Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement		User comments	Planning authority comments	Habitat reference number
2	Woodland and forest - Other woodland; mixed	Woodland and forest	Other woodland; mixed	Medium - Medium	Poor - Moderate		1.558	Medium	Moderate	Formally identified in local strategy	Standard time to target condition applied	10	Low	12.19			
						Total habitat area	1.56							12.19			

Project Name: Land East of Trowes Lane, Swallowfield Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedgerow summary	
Total Net Unit Change	0.45
Total Net % Change	10.05%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline							Comments		
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1	1	Native hedgerow with trees	0.1501	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	1.80	0.139		1.67	0.00	0.01	0.13			
2	2	Native hedgerow	0.0499	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.30	0.0499		0.30	0.00	0.00	0.00			
3	3	Native hedgerow with trees	0.182	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	2.18	0.182		2.18	0.00	0.00	0.00			
4	4	Native hedgerow	0.031	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.19	0.031		0.19	0.00	0.00	0.00			
5																	
			0.41					4.47	0.40	0.00	4.34	0.00	0.01	0.13			

Project Name: Land East of Trowes Lane, Swallowfield Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedgerow summary	
Total Net Unit Change	0.45
Total Net % Change	10.05%
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	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		Species-rich native hedgerow	0.087	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.58			
2													
3													
4													
5													
6													
			0.09							0.58			

Land East of Trowes Lane, Swallowfield

Return to results menu

Headline Results

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	14.50	
	Hedgerow units	4.47	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	17.44	
	Hedgerow units	4.92	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	2.95	20.35%
	Hedgerow units	0.45	10.05%
	Watercourse units	0.00	0.00%
Off-site baseline	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Area 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)	*Area habitat units*	2.95	
	Hedgerow units	0.45	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area 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)	*Area habitat units*	2.95
	Hedgerow units	0.45
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	20.35%
	Hedgerow units	10.05%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	14.50	15.95	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	4.47	4.92	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 ✓

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire(11 (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	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	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/Replacement for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	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
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins rassocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	3.10	0.00	3.10	3.10 ✓
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.67 ✓
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.67	0.00	0.67	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	0.00
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.00	0.00	0.00	0.21 ✓
Individual trees - Rural tree	Individual trees	0.21	0.00	0.21	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland: broadleaved	Woodland and forest	0.00	0.00	0.00	5.95 ✓
Woodland and forest - Other woodland: mixed	Woodland and forest	5.95	0.00	5.95	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGIG)	Intertidal hard structures	0.00	0.00	0.00	
		9.93	**0.00**	**9.93**	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset lower distinctiveness deficit	9.93	✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00	
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.00	

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-7.83	0.00	-7.83 ⚠
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Bare ground/ephemeral	Sparsely vegetated land	0.00	0.00	0.00 ✓
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.00	0.00	0.00
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.35	0.00	0.35 ✓
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-6.98	**0.00**	**-6.98**

Low Distinctiveness Summary

Units available to offset Low Distinctiveness deficit	9.93	✓
Low Distinctiveness net change in units	-6.98	⚠
Cumulative surplus of units	2.95	✓

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	0.58	0.00	0.58 ✓
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	-0.13	0.00	-0.13 ⚠
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
	0.45	0.00	0.45

Medium Distinctiveness Summary

Units available from higher distinctiveness habitats	0.00	
Medium Distinctiveness net change in units	0.45	✓
Cumulative availability of units	0.45	✓

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	0.45	✓

Very Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	0.00	0.00	0.00
	0.00	0.00	0.00

Very Low Distinctiveness Summary

Very Low Distinctiveness net change in units	0.00	
Cumulative availability of units	0.45	✓