

HOGWOOD FARM, FINCHAMPSTEAD

HDA Ref: 868.1

Date: 4th October 2024

HOGWOOD FARM, FINCHAMPSTEAD – LAND SOUTH OF P15: TECHNICAL NOTE TO ACCOMPANY BIODIVERSITY IMPACT ASSESSMENT CALCULATION

1 Introduction

- 1.1 This briefing note accompanies the Biodiversity Impact Assessment calculation prepared in relation to proposed development within Land South of P15 of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Land South of P15 development area comprises approximately 2ha of land, hereinafter referred to as ‘the site’.
- 1.2 The Biodiversity Impact Assessment calculation is based on an adaptation of the *Landscape Masterplan* for the site (CSA, 2024), and proposed enhancements of the existing SANG located within the wider site.
- 1.3 The Biodiversity Impact Assessment calculator used was Defra’s Statutory Biodiversity Metric Tool. The outcome of the Biodiversity Impact Assessment calculation is provided in *Sections 2 and 3* below, with supporting information given in the following appendices to this note:
 - *Appendix 1*: Provides supporting plans on which the calculation for the Land South of P15 development site is based.
 - *Appendix 2*: Shows the condition assessment sheets completed for the baseline habitats within the Land South of P15 development site and SANG.
 - *Appendix 3*: Provides a copy of the completed calculator, including consideration of the development site and the off-site SANG land.
 - *Appendix 4*: Shows the off-site habitat enhancement works proposed on the SANG.

2 On-site habitats

Broad habitats

- 2.1 The calculations for the losses and gains in broad habitats (e.g. grassland or woodland) within the Land South of P15 development site indicated on the Biodiversity Proposals Measurements plan (*Appendix 1*) are summarised in *Table 1* below.

Table 1: Summary of losses and gains in broad habitats

Habitat group	Baseline		Post development on site		Onsite Change	
	Existing area (ha)	Existing value (biodiversity units)	Proposed area (ha)	Proposed value (biodiversity units)	Area change (ha)	Onsite Unit change (biodiversity units)
Grassland	1.93	11.58	0.17	1.02	-1.76	-10.56
Heathland and shrub	0.20	0.80	0.07	0.53	-0.13	-0.27
Urban	0.00	0.00	1.89	0.99	1.89	0.99
Individual trees	0.00	0.00	0.21	0.64	0.21	0.64

- 2.2 *Table 1* above identifies that the emerging development proposals would result in a net loss of biodiversity units for broad habitats within the Land South of P15 site of -9.19 units. This predominantly relates to impacts on grassland habitats. This is a 74.28% loss compared to the baseline value of the site, thereby providing a strong indication that the proposed development does not deliver a biodiversity net gain for broad habitats within the development site boundary. In order to achieve a 10% net gain, given the predicted net loss of -9.19 habitat units, an offset of 13.62 biodiversity units would be required. This is addressed in *Section 3* below with regard to proposed off-site habitat enhancement works.

Linear habitats

- 2.3 The Linear Impact Assessment calculation based on the loss/gain of ‘linear features’ (e.g. hedgerows, treelines) from within the development site comes out at +0.54 units (gain). This is an increase of approximately 1629.45% of the baseline value, thereby indicating a net gain in biodiversity within the development site boundary.

On-site habitats: Conclusion

- 2.4 Although a biodiversity net gain for linear habitats has been identified, the Biodiversity Impact Assessment calculation indicates that a net gain in broad habitat units is not achieved within the site boundary by the current proposals for the Land South of P15 site¹ despite the landscape proposals targeting opportunities for ecological enhancement where reasonable. An offset of 13.62 broad habitat units would be required in order to provide a 10% net gain in biodiversity.
- 2.5 It is subsequently proposed that part of the existing SANG located within the wider site would be enhanced to secure a minimum 10% net gain in broad habitats. This is described in *Section 3* below.
- 2.6 Before moving on to the consideration of the off-site SANG habitat enhancement proposals to achieve a minimum 10% net gain in broad habitats, it should be noted that the value of the site for biodiversity could be further enhanced through delivery of measures set out in the *Ecological Assessment* report (HDA, 2024) which are not

¹ Please note that the calculation is provisional and should be reviewed at appropriate design stages.

represented in the Biodiversity Impact Assessment calculation. These measures include:

- Provision of features for bats and breeding birds on new buildings and existing trees;
- Use of pollen and nectar-rich species in the formal landscape planting scheme;
- Provision of log and brash piles around hedgerow and scrub edges to provide habitat for invertebrates, amphibians and reptiles; and
- Sensitive use of lighting to avoid adverse effects on nocturnal wildlife.

3 Off-site habitats

3.1 As mentioned above, following identification of a net loss of broad habitats from within the Land South of P15 development site, CALA Homes Thames Ltd have subsequently proposed biodiversity enhancements to part of the existing SANG to secure a minimum 10% net gain in broad habitats as a result of the proposed development. This would be achieved by (see *Appendix 3*):

- Enhancement of 2.1ha of modified grassland in poor condition to other neutral grassland with a moderate condition to yield 14.33 biodiversity units. This will create a high value species-rich grassland on land currently of very low ecological interest.
- Enhancement of 0.1ha of mixed scrub in poor condition to mixed scrub in moderate condition to yield 0.81 biodiversity units. This will enhance an area of scrub to have greater ecological interest.

3.3 With regard to the above, the proposed off-site habitat enhancements works would deliver 15.13 biodiversity units. In consideration with the 9.19 loss of broad habitat units from the development site, this would result in an overall net gain of 10.50% for broad habitats.

4 Conclusion

4.1 The Biodiversity Impact Assessment calculation of the proposed development of the Land South of P15 site has identified a biodiversity net gain for linear habitats (+1629.45%) within the development site itself.

4.2 However the emerging development proposals would result in a net loss of biodiversity units for broad habitats within the site of -9.19 units, predominantly arising as a result of impacts on grassland habitats. This is a 74.28% loss compared to the baseline value of the site. In order to achieve a 10% net gain, given the predicted net loss of -9.19 habitat units, an offset of 13.62 biodiversity units would be required.

4.3 Following identification of the above net loss of broad habitats from within the development site, CALA Homes Thames Ltd have proposed to enhance part of the existing SANG to secure a minimum 10% net gain in broad habitats as a result of the proposed development. This would be achieved through enhancement of 2.1ha of grassland and 0.1ha of mixed scrub, which in combination would deliver an additional 15.13 biodiversity units for broad habitats. This would be equivalent to a 10.50% biodiversity net gain for broad habitats.

- 4.4 To secure the ecological value of the proposed species-rich grassland and mixed scrub, it would be established and managed for a minimum of 30 years. Through securing the creation and management of the off-site grassland and scrub described above, the proposed development of the Land South of P15 site at Hogwood Farm, Finchampstead would result in net gains for biodiversity. It is proposed this BNG is secured via a suitably worded planning condition. Such a planning condition will ensure that no development takes place until a S106 or other legal agreement has been entered into to secure the approved scheme on the relevant site to the satisfaction of the Borough Council.

Appendix 1

Supporting plans



KEY

 Site boundary

Habitats Baseline

 Bramble scrub

 Modified grassland

Baseline Habitat Condition

 Good

 Condition Assessment N/A

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Arborfield Ecology

TITLE:
Land South of P15 BNG Baseline Broad
Habitats Plan

SCALE AT A3:
See scale Bar

DATE:
October 2024

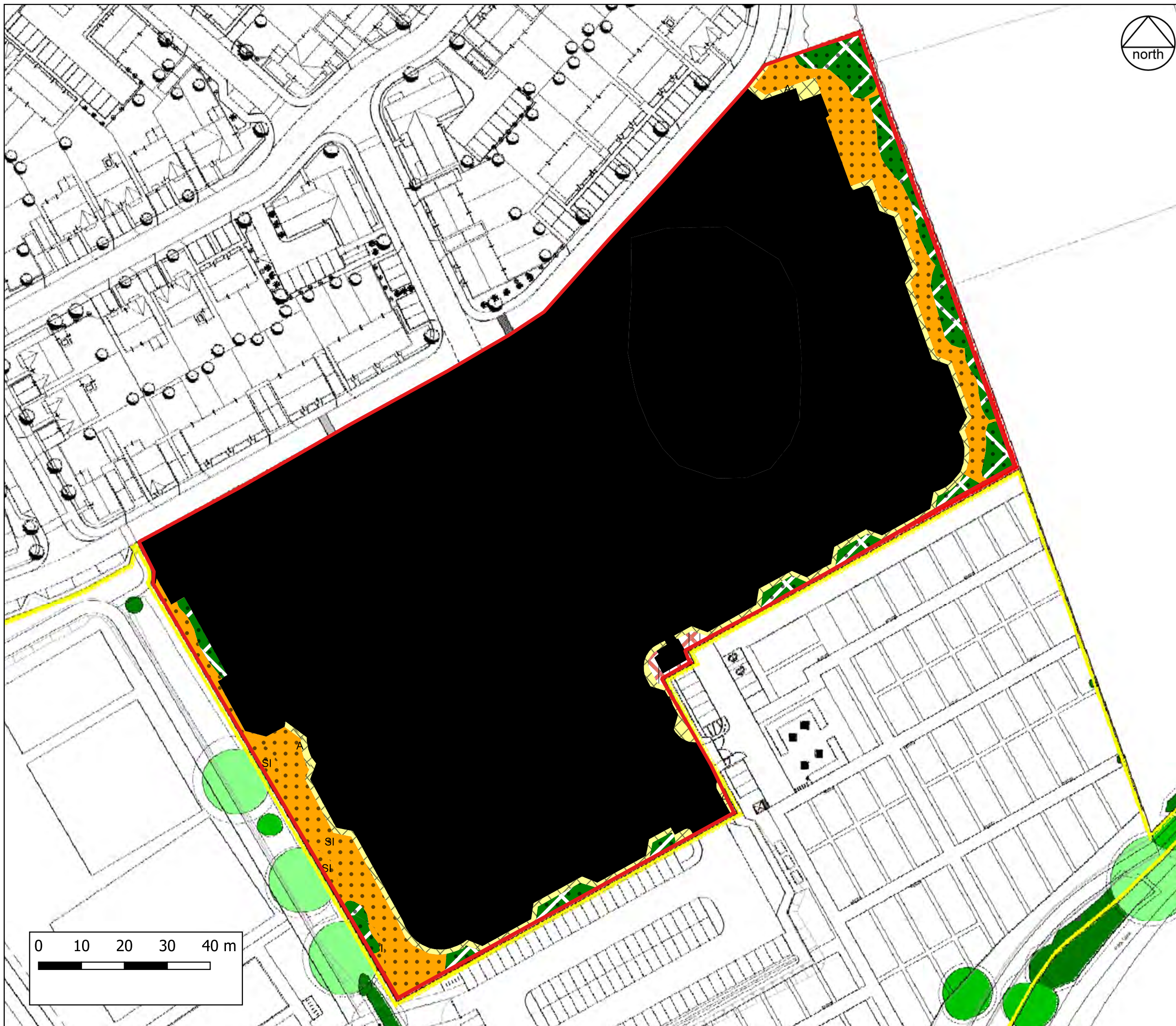
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Ecology





KEY

- Site boundary
- Habitats Proposed
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - A Modified grassland
 - SI Other neutral grassland
- Proposed Habitats Condition
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Arborfield Ecology

TITLE:
Land South of P15 BNG Proposed Broad
Habitats Plan

SCALE AT A3:
See scale Bar

DATE:
October 2024

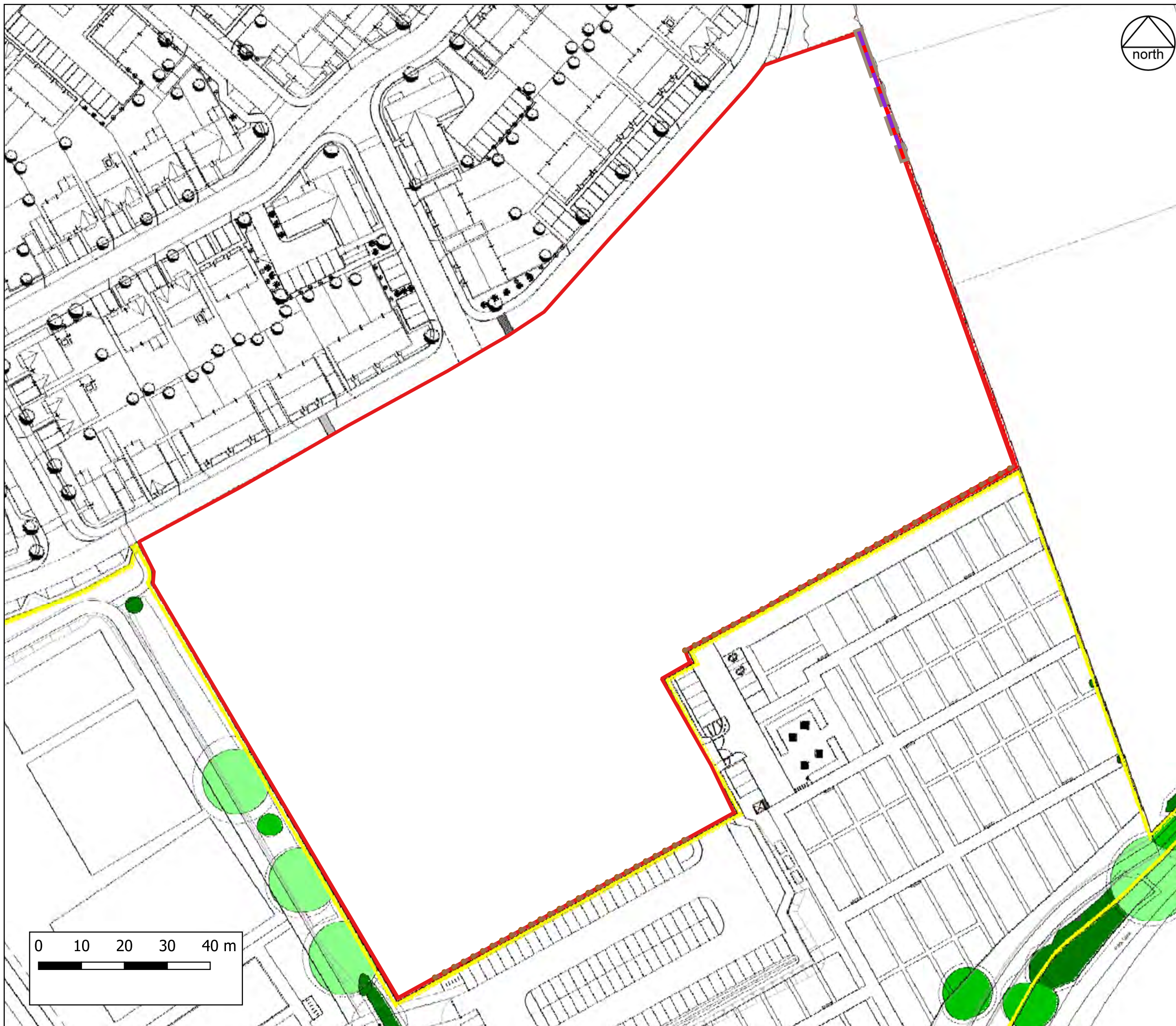
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KEY

- Site boundary
- Hedgerow Baseline
- Non-native and ornamental hedgerow
- To be created
- Baseline Hedgerow Condition
- Poor
- N/A

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Arborfield Ecology

TITLE:
Land South of P15 BNG Baseline Linear
Habitats Plan

SCALE AT A3:
See scale Bar

DATE:
October 2024

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KEY

- Site boundary
- Hedgerows Proposed
- Native hedgerow
- Proposed Hedgerow Condition
- Moderate

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Arborfield Ecology

TITLE:
Land South of P15 BNG Proposed Linear
Habitats Plan

SCALE AT A3: DATE:
See scale Bar October 2024

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Appendix 2

Baseline condition assessment sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	N/A
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	N/A	Habitat parcel reference	TN31
Habitat Description			
Modified grassland with species including Yorkshire Fog, Perennial Rye-grass, False Oat-grass <i>Arrhenatherum elatius</i> , Cock's Foot, Red Fescue, Common Bent, Creeping Buttercup, White Clover, Doves-foot Cranesbill <i>Geranium molle</i> , Common Vetch, Common Mouse-ear <i>Cerastium fontanum</i> , Scentless Mayweed <i>Tripleurospermum inodorum</i> , Creeping Thistle, Spear Thistle, Common Sorrel, Ragwort, Greater Willowherb <i>Epilobium hirsutum</i> , Cleavers, Broad-leaved Dock, Common Knapweed <i>Centaurea nigra</i> , Meadow Vetchling <i>Lathyrus pratensis</i> , Forget-me-not sp., Fleabane <i>Pulicaria dysenterica</i> and Self-Heal <i>Prunella vulgaris</i> . Along the treeline to the south, Hemp Nettle <i>Galeopsis tetrahit</i> , Lady's Thumb <i>Persicaria maculosa</i> , Scentless Mayweed, Prickly Sow-Thistle and Clustered Dock with wet flushes of Sedge and Soft Rush.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² 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 m ² (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.	Y	
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.	N	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
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.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	

G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			Y
Number of criteria passed			6
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved *//	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	Y	
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)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . 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).			

Appendix 3

Extracts from Defra's Statutory Biodiversity Metric Tool

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:			
Project name:	Hogwood Farm, Finchampstead - Land South of P15		
Applicant:	CALA Homes Thames Ltd		
Application type:	Planning Application		
Planning application reference:			
Completed by:	Filippo Faraone		
Date of metric completion:	03 October 2024		
Reviewer:	Clare Bird MCEEM		
Calculation iteration:	V2		
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):	2.13	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	2.20	Irreplaceable habitat area off-site (hectares):	N/A

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

On-site baseline map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number

Main menu

Results

View all

Reset view

Headline Results

Scroll down for final results 

Return to
results menu

On-site baseline	Habitat units	12.38
	Hedgerow units	0.03
	Watercourse units	0.00

On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	3.18
	Hedgerow units	0.57
	Watercourse units	0.00

On-site net change (units & percentage)	Habitat units	-9.19	-74.28%
	Hedgerow units	0.54	1629.45%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set 

Off-site baseline	Habitat units	4.64
	Hedgerow units	0.00
	Watercourse units	0.00

Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	15.13
	Hedgerow units	0.00
	Watercourse units	0.00

Off-site net change (units & percentage)	Habitat units	10.49	226.17%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.30
	Hedgerow units	0.54
	Watercourse units	0.00

Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.30
	Hedgerow units	0.54
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.50%
	Hedgerow units	1629.45%
	Watercourse units	0.00%

Trading rules satisfied?	Yes 
--------------------------	---

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	12.38	13.62	0.00
Hedgerow units	10.00%	0.03	0.04	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target 

No additional hedgerow units required to meet target 

No additional watercourse units required to meet target 

Project Name: **Howwood Farm, Frimleywood - Land South of P16** Map Reference: **A-1 On-Site Habitat Baseline**

Condense / Show Columns
Main Menu

Condense / Show Rows

Area habitat summary	
Total Net Unit Change	1.80
Total Net % Change	10.80%
Trading Rule Satisfied	Yes /

Ref	Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Grassland	Modified grassland	No	1.0104	Low	Good	Recreation/conservation not in local strategy no local strategy	Same distinctiveness or better habitat required 2	11.47
2	Grassland	Modified grassland	No	0.0174	Low	Good	Recreation/conservation not in local strategy no local strategy	Same distinctiveness or better habitat required 2	0.10
3	Heathland and shrub	Bramble scrub	No	0.1999	Medium	Condition Assessment N/A	Recreation/conservation not in local strategy no local strategy	Same distinctiveness or better habitat required 2	0.80
4									
5									
6									
7									
8									
Total habitat area				8.18					18.38
Site Area (Excluding areas of individual trees, green walls, intertidal hard structures)				8.18					

							In-scope compensation agreed for losses of VEDH or irreplaceable habitat			Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost					User comments	Planning authority comments	Habitat reference number
0.0079	0	0.08	0.00	1.90	1.143					See condition assessment sheet for TSD1		
0	0	0.00	0.00	0.00	0.10					See condition assessment sheet for TSD1		
0	0	0.00	0.00	0.20	0.80					No condition assessment required		
0.01	0.00	0.08	0.00	8.18	18.38							

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

8.18

M² to hectares conversion tool:

Select a unit:

Hectares

M²

Project Name: Hogwood Farm, Finchampstead - Land South of P15 Map Reference:
A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change	1.30
Total Net % Change	10.50%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Post intervention habitats							Habitat units delivered	Comments		
				Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty					
				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	Grassland	Modified grassland	0.0436	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.08	Intensely grass seedling <6sp per m2, only poor achievable			
2	Grassland	Other neutral grassland	0.121	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	0.89	Wildflower meadow mixes, assumed moderate due to proximity to development with likely higher levels of disturbance and more regular management			
3	Heathland and shrub	Mixed scrub	0.0426	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	0.31	Boundary scrub assumed to fail criteria relating to the scrub having a well developed edge and/or charring clearings and slides			
4	Urban	Developed land; sealed surface	0.1999	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	No condition assessment required			
5	Urban	Developed land; sealed surface	1.1715	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	No condition assessment required			
6	Urban	Introduced shrub	0.0038	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.01	No condition assessment required			
7	Heathland and shrub	Mixed scrub	0.0294	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	0.22	Boundary scrub assumed to fail criteria relating to the scrub having a well developed edge and/or charring clearings and slides			
8	Urban	Vegetated garden	0.51	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.98	No condition assessment required			
9	Individual trees	Urban tree	0.2076	Medium	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	10	Low	0.64	Approximately 51 proposed trees (outside gardens), assumed small size in poor condition			
10														
11														
12														
13														
14														
Total habitat area			2.33							3.14				

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

2.12

M² to hectare conversion tool:

Select a unit

Hectares

M²

Site Name: Hogwood Farm, Finchampstead - Land South of P15

Map Reference

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Map Views

Hedgerow summary	
Total Net Unit Change	0.54
Total Net % Change	1886.45%
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 (m)	Distinctiveness	Condition	Strategic significance		Total hedgerow units
1		Non-native and ornamental hedgerow	0.03	V Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness band as better	0.03
2								
3								
4								
5			0.03					0.03

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
		0.00	0.00	0.03	0.03	No condition assessment required		
0.00	0.00	0.00	0.00	0.03	0.03			

ect Name: Hogwood Farm, Finchampstead - Land South of P15 Map Referen

B-2 On-Site Hedge Creation

Hedgerow summary	
Total Net Unit Change	0.54
Total Net % Change	1628.46%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns

Condense / Show Rows

Main Menu

		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		Native hedgerow	0.067	Low	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	0.25	Proposed hedgerow along southern site boundary		
2		Native hedgerow	0.088	Low	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	0.32	Proposed hedgerow along southern site boundary		
3													
4													
5													
6													
7													
			0.16							0.57			

Project Name: Shorewood Farm, Puchampattur - Land South of P18

Map Reference: D-1 Old Site Habitat Baseline

Condition / Score Collected

Condition / Score Note

Area Name

Area habitat summary	
Total Net "Lost" Change	1.40
Total Net "G" Change	10.00
Netting Status Satisfied	Yes ✓

Existing area habitats						Disturbance	Condition	Strategic significance	Required Action to Meet Existing Status	Spatial risk multiplier		Ecological baseline
Ref	Desired habitat	Habitat type	Impervious habitat	Area (hectares)	Disturbance					Habitat risk category	Total habitat value	
1	Grassland	Modified grassland	No	2.1	Low	None	None	Low/compensation not in local strategy/ no local strategy	Same disturbance as baseline habitat required 0	Compensation inside GR boundary or NCA of impact site	4.20	
2	Woodland and shrub	Mixed scrub	No	0.1	Medium	None	None	Location ecologically desirable but not in local strategy	Same disturbance as baseline habitat required 0	Compensation inside GR boundary or NCA of impact site	0.44	
3												
4												
5												
				Total habitat value							4.64	

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

8.80

NP to enhance conservation tool:

Select a unit:

Reserves

NP

Baseline compensation agreed for losses of VEGC or impervious habitat						Comments			
Area retained	Area enhanced	Baseline value retained	Baseline value enhanced	Area lost	Value lost	User comments	Planning authority comments	Initial reflection	Off-site reference
0.1	0.00	4.20	0.00	0.00	0.00	Site 1 and 2 Pools A, Pools B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ			
0.00	8.80	0.00	4.64	8.80	0.00				

Net area lost (including any of individual losses given value not limited to net structure)	0.00
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Total area lost (including area of individual trees, green walls and intertidal hard structures)

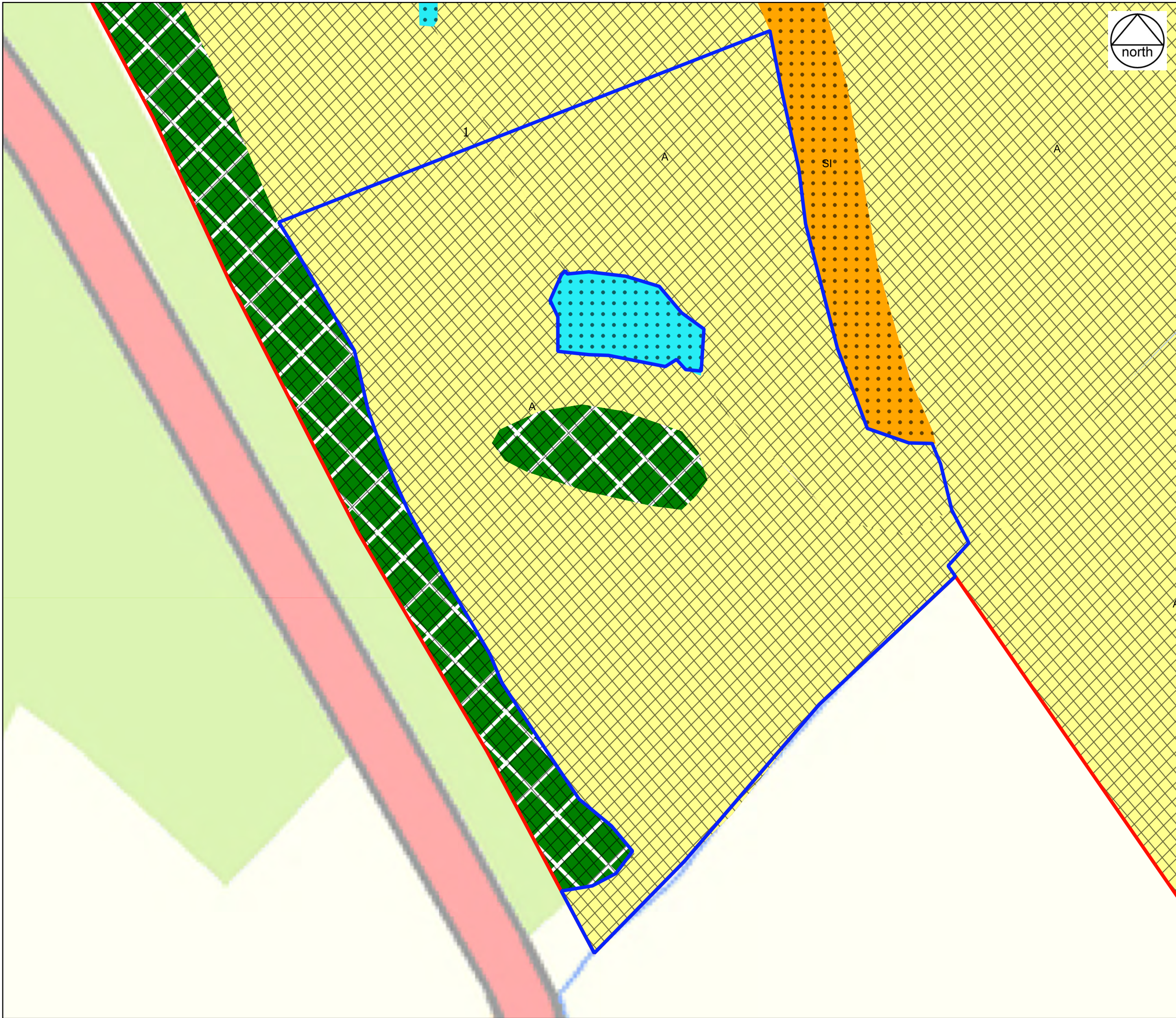
0.00

Area habitat summary									
Total Wet Wet Change		1.30							
Total Wet to Open		Total 4							
Total Water Buried									
Candidate / Other Category		Candidate / Other Status							
Main Status									

Baseline habitat		Post-habitat viability										Habitat value difference		Comments															
Baseline habitat	Proposed habitat (Proposed habitat pre-proposed but can be overriden)	Change to disturbance and condition		Area (hectares)	Disturbance	Condition	Strategic alignment	Temporary multiplier	Likelihood multiplier	Spilled risk multiplier	Habitat value difference	User comments	Planning authority comments	Habitat preference	Off-site preference														
		Disturbance change	Condition change																										
Overhead / Modified ground	Overhead	Other aerial ground	Low / Medium	Lower Disturbance Status / Medium	0.1	Medium	Medium	Location strategically described but not in the strategy	Shaded to no target condition applied	0.6	Low	Compensation needs LAR boundary or HCA of impact site	10.00	Associated parties A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	1.30	4													
Overhead / Modified ground	Overhead	Other aerial ground	Low / Medium	Lower Disturbance Status / Medium	0.1	Medium	Medium	Location strategically described but not in the strategy	Shaded to no target condition applied	0.6	Low	Compensation needs LAR boundary or HCA of impact site	10.00	Associated parties A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	1.30	4													
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Overhead / Modified ground	Overhead	Other aerial ground	Low / Medium	Lower Disturbance Status / Medium	0.1	Medium	Medium	Location strategically described but not in the strategy	Shaded to no target condition applied	0.6	Low	Compensation needs LAR boundary or HCA of impact site	10.00	Associated parties A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	1.30	4													
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Overhead / Modified ground	Overhead	Other aerial ground	Low / Medium	Lower Disturbance Status / Medium	0.1	Medium	Medium	Location strategically described but not in the strategy	Shaded to no target condition applied	0.6	Low	Compensation needs LAR boundary or HCA of impact site	10.00	Associated parties A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	1.30	4													
Overhead / Modified ground	Overhead	Other aerial ground	Low / Medium	Lower Disturbance Status / Medium	0.1	Medium	Medium	Location strategically described but not in the strategy	Shaded to no target condition applied	0.6	Low	Compensation needs LAR boundary or HCA of impact site	10.00	Associated parties A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, Y															

Appendix 4

Proposed enhancement of off-site SANG land



- KEY**
- SANG boundary
 - Enhancement boundary
 - Habitats Baseline**
 - Mixed scrub
 - A Modified grassland
 - SI Other neutral grassland
 - Temporary lakes ponds and pools (H3170)
 - Baseline Habitat Condition**
 - Moderate
 - Poor

CLIENT:
Cala Homes (Thames Ltd)

PROJECT:
Arborfield SANG

TITLE:
BNG Off-site Baseline Broad Habitats

SCALE AT A3:
NTS

DATE:
October 2024

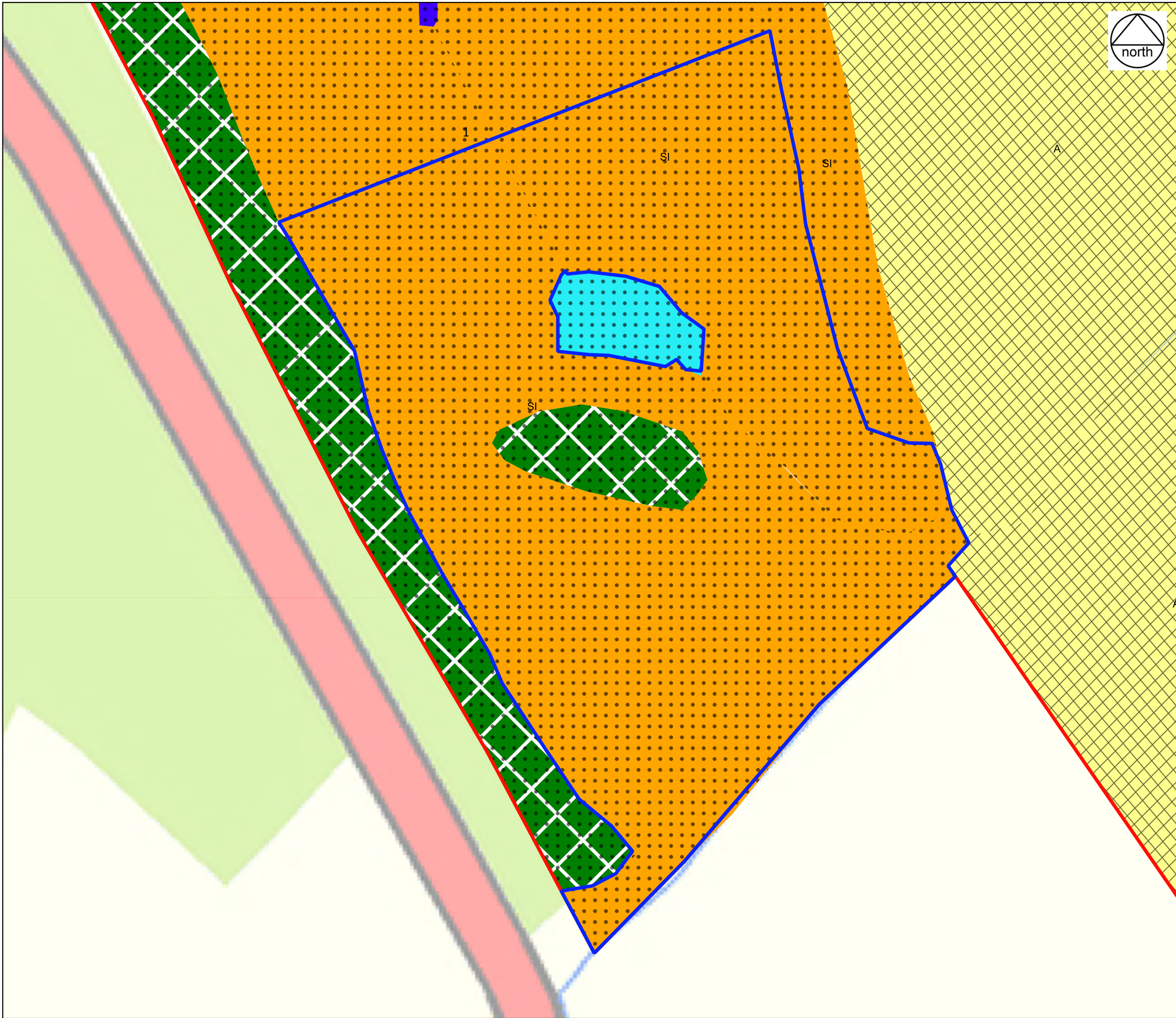
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**Landscape Architecture
Masterplanning
Ecology**





- KEY
- SANG boundary
 - Enhancement boundary
- Habitats Proposed
- Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Ponds (non-priority habitat)
 - Temporary lakes ponds and pools (H3170)
- Proposed Habitats Condition
- Moderate
 - Poor

CLIENT:
Cala Homes (Thames Ltd)

PROJECT:
Arborfield SANG

TITLE:
BNG Off-site Proposed Broad Habitats

SCALE AT A3:
NTS

DATE:
October 2024

868.1 / 103

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t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology

hda

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Modified grassland			
Site name and location	Arborfield SANG	On-site or off-site	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	TN1
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (this 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	4.9 species per sqm
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	Uniform at time of survey
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Limited scrub
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.	Yes	Damage <5%
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground <10%
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Bracken absent
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	None recorded
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
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)	X	
Suggested enhancement interventions to improve condition score			

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).

Condition Sheet: SCRUB Habitat Type			
UK Habitat Classification (UKHab) Habitat Type			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
Site name and location		On-site or off-site	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	TN2 willow scrub
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type.	No	<3 species
	At least 80% of scrub is native, and there are at least three native woody species ¹ , with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).		
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	No	Saplings/immature trees only
C	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	Yes	Not recorded
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	Limited ecotone
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Not present
Number of criteria passed			1
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	X	
Suggested enhancement interventions to improve condition score			