



Biodiversity Net Gain Assessment

Wind In the Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ

Henry Giles

Status	Issue	Name	Date
Draft	1	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist	04/06/2024
Reviewed	1.1	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	05/06/2024
Final	2	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist	06/06/2024

Arbtech Consultant's Contact Details:

Jamie-Lee Anderson, BSc (Hons)
Consultant Ecologist
Tel: 07842 416966 **Email:** jamie-leeanderson@arbtech.co.uk
<https://arbtech.co.uk>

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Henry Giles to undertake a Biodiversity Net Gain (BNG) Assessment at Wind In the Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ (hereafter referred to as “the site”). The assessment was required to inform a planning application for the development of five additional traveller pitches including day rooms and parking together with replacement of topsoil with wholestone running surface and installation of package treatment plant (hereafter referred to as “the proposed development”).

- The baseline habitat is 1.08 units; comprised of 0.79 other neutral grassland units, 0.08 bare ground units, 0.21 vegetated garden units, and developed land, sealed surface units (no value).
- The post-development habitat is 0 units.
- The development results in a **100% net loss**.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Henry Giles to undertake a Biodiversity Net Gain (BNG) Assessment at Wind In the Willows, Islandstone Lane, Hurst, Wokingham, RG10 ORJ (hereafter referred to as “the site”). The assessment was required to inform a planning application for the development of five additional traveller pitches including day rooms and parking together with replacement of topsoil with wholestone running surface and installation of package treatment plant (hereafter referred to as “the proposed development”).

A plan showing the proposed development is provided in **Appendix 1**.

This report should be read in conjunction with the following documents:

- Statutory Metric – BNG Metric – Wind in the Willows, RG10 ORJ.
- Preliminary Ecological Appraisal and Preliminary Roost Assessment (PEA/PRA), Arbtech Consulting Ltd, 2024.

1.2 Site Location, Geology and Landscape Context

The survey site is centred on National Grid Reference SU 80432 72978 and has an area of approximately 0.48ha.

The site comprises one residential dwelling (B1), associated outbuildings, a gravel drive, hardstanding, paddocks. The site is located in a rural setting, approximately 650m away from the village of Hurst, off the single track Islandstone Lane and adjacent to Nelson’s Lane. Hedgerow with trees run the length of the site boundaries and extend into the local landscape, that consists largely of arable fields. Aerial imagery shows the local landscape to have a woodland and grassland character, with arable land connected by lines of trees and hedgerows in close proximity to the site. A site location plan is provided in **Appendix 2**.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The Environment Act (2021) is mandatory as of February 2024. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2021).

The Statutory Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development to determine the overall change in biodiversity value because of the proposed development. The Statutory Metric has separate BNG assessments for areas of habitat, hedgerows, and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government, or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by the PEA/PRA (Arbtech Consulting Ltd, 2024). A baseline habitat plan is provided in **Appendix 3**.

Habitat Classification

The PEA/PRA classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Metric.

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Metric (Natural England, 2023).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by Landscaping Plan and Site Plan which are included in **Appendix 1**. A post development habitat plan is provided in **Appendix 4**.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the Landscaping Plan.

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value
- Function within the landscape

2.3 Limitations

No known limitations.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition, and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5a (where necessary).

Table 1: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Urban	0.034 ha	Existing buildings on site.	N/A	Low strategic significance
Grassland	0.1985 ha	Grazing pasture – other neutral grassland.	Poor – fails condition assessment criteria A, B and C.	Low strategic significance
Urban	0.0463 ha	Hardstanding on site.	N/A	Low strategic significance
Urban	0.0387 ha	Bare ground on site.	Poor	Low strategic significance
Urban	0.0828 ha	Artificial unvegetated, unsealed surface.	N/A	Low strategic significance
Urban	0.1066 ha	Vegetated garden	N/A	Low strategic significance
Hedgerow	0.082km	Non-native ornamental hedgerow	Poor – automatic.	Low strategic significance

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition, and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5b, which is based on the assumption that a 30 year management plan will be implemented for the site.

Table 2: Post Development Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Urban	0.0494 ha	Proposed buildings.	N/A	Low strategic significance
Urban	0.0568 ha	Proposed hardstanding.	N/A	Low strategic significance
Urban	0.4007 ha	Artificial unvegetated, unsealed surface.	N/A	Low strategic significance
Hedgerow	0.154km	Planting of native hedgerow.	Moderate	Medium strategic significance

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Statutory Metric. The headline results are presented in **Appendix 6**.

Areas of Habitat

The baseline habitat value of the site is 1.08 units, comprising 0.79 units of other neutral grassland, 0.08 units of bare ground, 0.21 units of vegetated garden, and developed land; sealed surface (no value).

The post development habitat value of the site is 0 units, comprising developed land; sealed surface, and artificial unvegetated, unsealed surface (no value).

This results in a net change in biodiversity of **-100% (i.e. a net loss)**.

Hedgerows

The baseline hedgerow value of the site is 0.08 units, comprising 0.08 units non-native ornamental hedgerow.

The post development habitat value of the site is 0.57 units, comprising the planting of native hedgerow.

This results in a net change in biodiversity of **591.51% (i.e. a net gain)**.

4.0 Recommendations to Deliver BNG

4.1 Discussion

The current proposed plan results in a 100% net loss in habitat units, and a 591.51% net gain in hedgerow units. This is **less than the 10% target** of biodiversity net gain. In order to achieve the required minimum 10% net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to either achieve a 10% net gain on site or to reduce off-site compensation requirements that may be required to achieve a 10% net gain.

4.2 Landscaping

To maximise the biodiversity value of the site itself, the following alterations to the current landscaping proposals could be considered:

- Retention of grassland and/or vegetated garden

Should these alterations be incorporated this BNG Assessment will need to be updated to accurately reflect the change in biodiversity value of the site pre- and post-development.

4.3 Biodiversity Offsetting

If the landscaping plans are not altered or if the above alterations still do not deliver a 10% net gain, the deficit will need to be delivered in a suitable offsite location i.e. biodiversity offsetting.

According to the Statutory Metric there is a **unit deficit of 1.19 habitat units**, and this will need to be provided to offset the loss in biodiversity and achieve a 10% biodiversity net gain.

The mechanism for securing this off-setting will need to be proposed to, and confirmed by the LPA e.g., purchasing conservation credits through a registered provider, habitat creation directly through the client owned or LPA offered land or a financial contribution towards another provider such as a local nature reserve or park. As well as the creation of new habitats, this should also secure the management of the proposed habitats to help achieve the desired condition for at least 30 years. This would be linked to the application through a planning obligation Section 106 (S106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG. An ecology survey of the baseline habitat of any off-site land will be required to inform the baseline conditions of any land subject to off-site compensation measures.

5.0 Bibliography

- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit.
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- Natural England (2023). The Biodiversity Metric 4.0 (JP039).
- Natural England (2023). The Biodiversity Metric 4.0 User Guide (JP039).
- Natural England (2023). The Biodiversity Metric 4.0 Technical Annex 1 - Condition Assessment Sheets and Methodology (JP039).
- Natural England (2023). The Biodiversity Metric 4.0 Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

LEGEND

- (T) TURNING CAPACITY
- (M) PROFILE VIEW ON LEFT
- (A) DETACHED DAY ROOM
- [Hatched Box] INDICATED WHOLE STONE FINISH
- [Dashed Box] INDICATED PARKING SPACES IN STONE AND
- [Green Wavy Line] NATIVE HEDGEROWS

NOTES

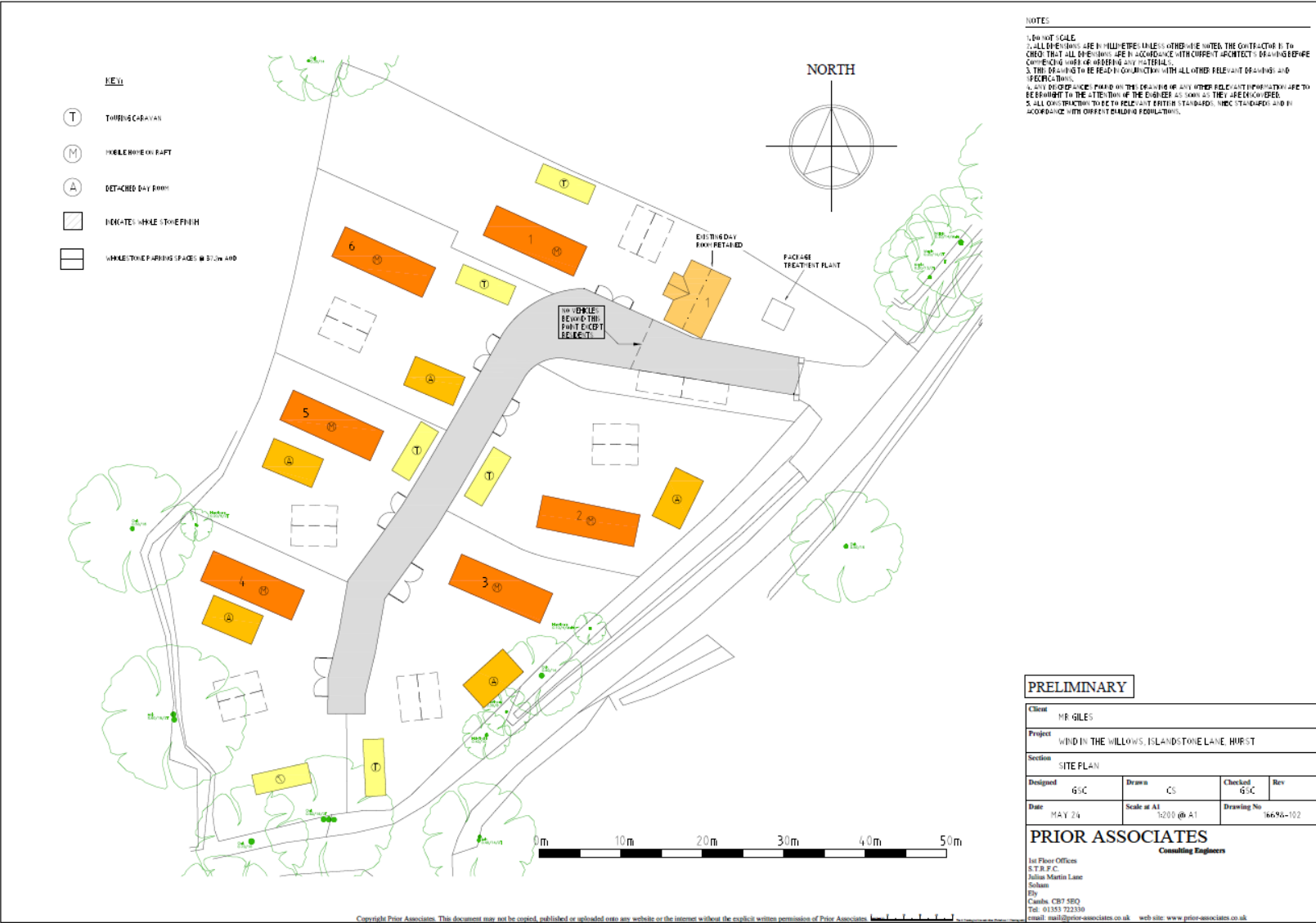
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PRELIMINARY

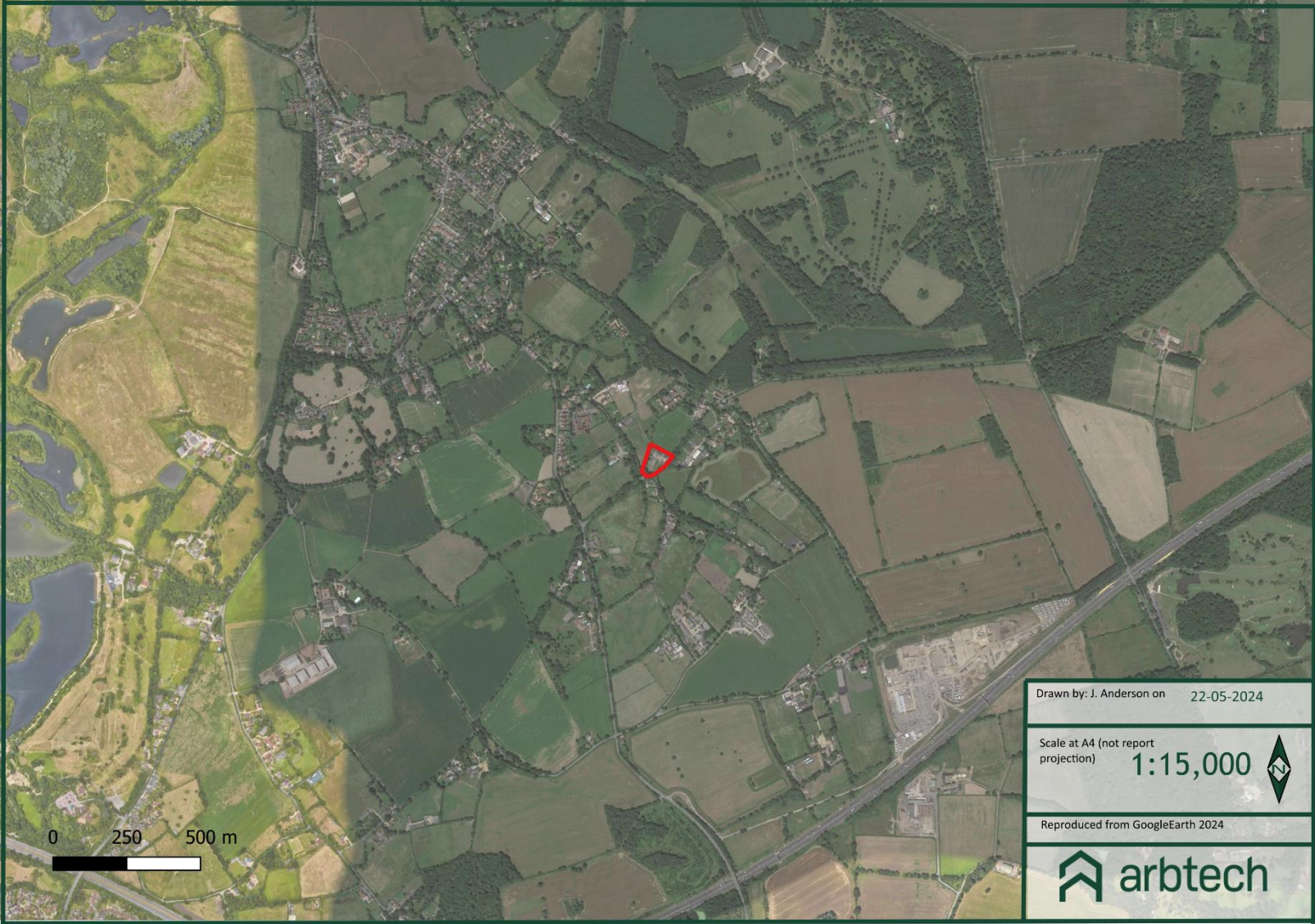
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Project	WIND IN THE WILLOWS, ISLANDS LANE, HURST		
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PRIOR ASSOCIATES
Consulting Engineers

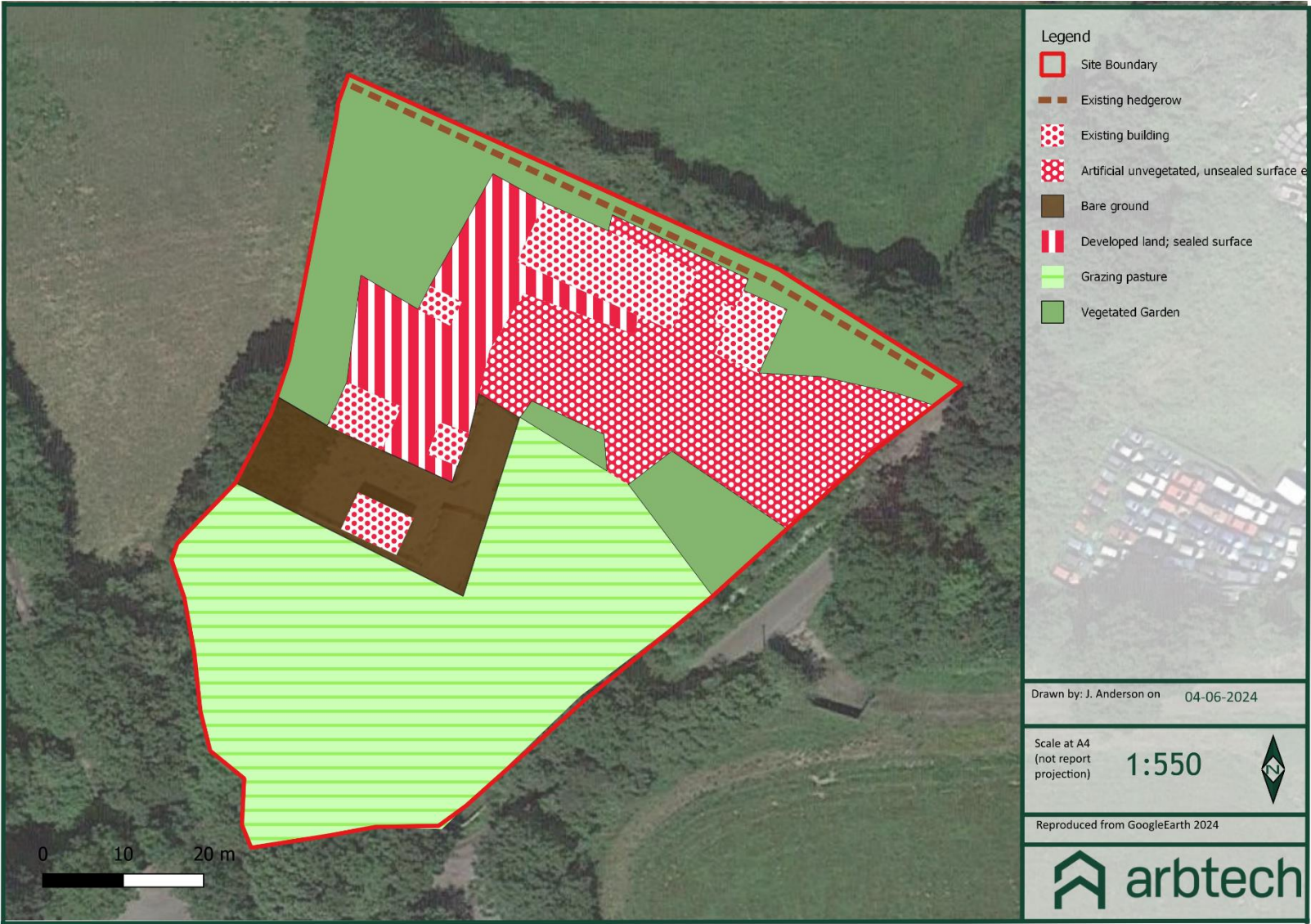
1st Floor Offices
ST. R. P. C.
100, Marina Lane
Sutton
Cheshire, CR7 5EQ
Tel: 01353 722330
Web: www.priorassociates.co.uk



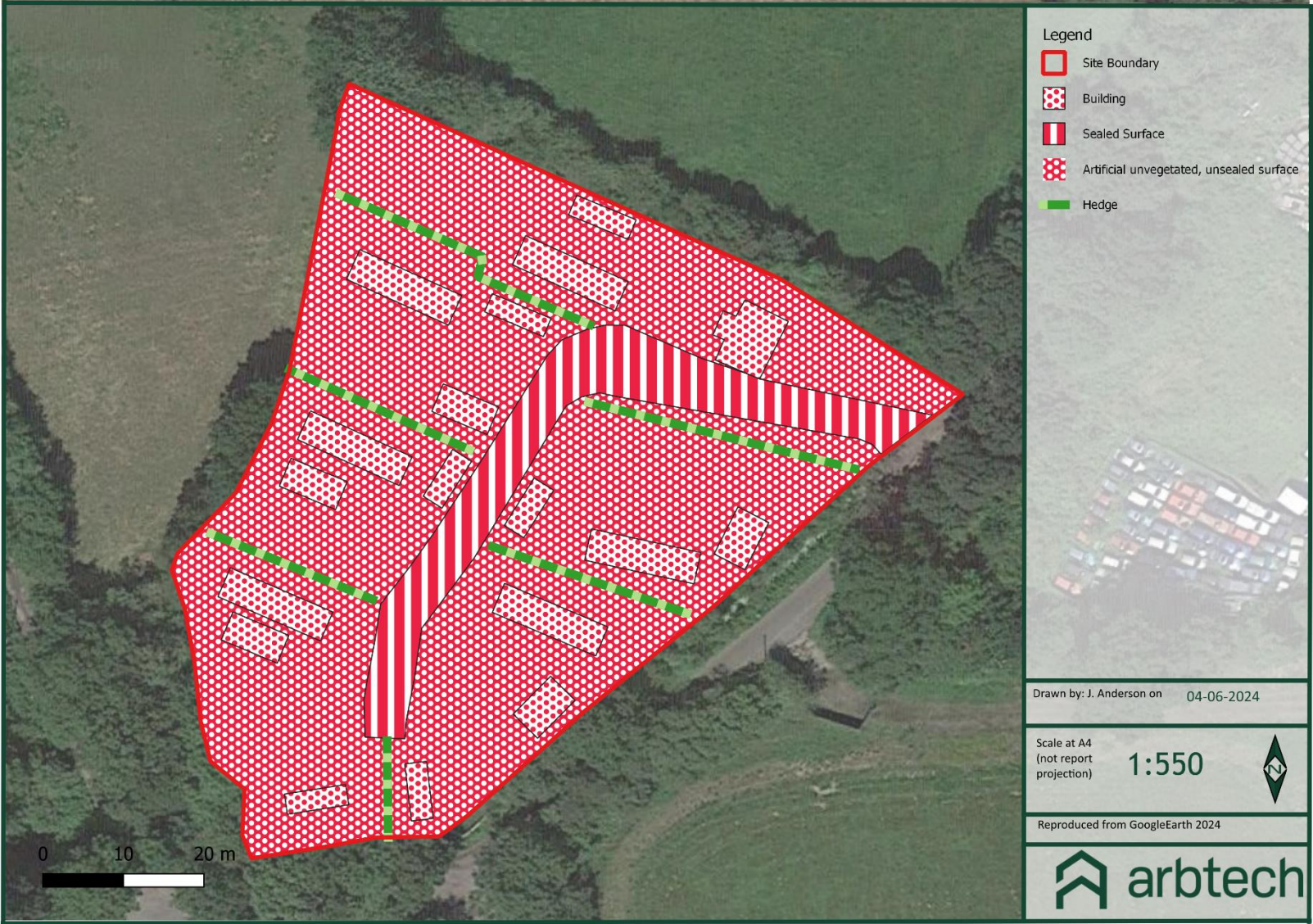
Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan



Appendix 5a: Habitat Condition Assessment Sheets – Baseline

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

[ukhab – UK Habitat Classification](#)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	NO	
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 insects, birds and small mammals to live and breed.	NO	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	NO	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	YES	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	NO	

Condition Sheet: URBAN Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	NO	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	NO	
C	Invasive non-native plant species (listed on Schedule 9 of WCA¹) and others which are to the detriment of native wildlife (using professional judgement)² cover less than 5% of the total vegetated area³. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	YES	

Appendix 5b: Habitat Condition Assessment Sheets – Proposed

Condition sheet: HEDGEROW Habitat 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).	YES	
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 <i>Prunus spinosa</i> 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).	NO	
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).	YES	
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.	NO	

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 <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	YES	
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 WCA ³) 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 website ⁴ , as well as the BSBI website ⁵ 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 website ⁷ .	YES	
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).	YES	

Appendix 6: Headline BNG Results

The Statutory Metric is provided as a separate excel spreadsheet.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.08
	Hedgerow units	0.49
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-100.00%
	Hedgerow units	591.51%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	