ECOLOGICAL EXPERTISE, EVOLVED

Newland Farm

Technical Report: Biodiversity Net Gain

Prepared on behalf of

Gleeson Land Limited

Draft Report

11 November 2025

22/31-2E

Newland Farm

Technical Report: Biodiversity Net Gain

Report Release Sheet

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Newland Farm

Technical Report: Biodiversity Net Gain

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Technical Report: Biodiversity Net Gain

Biodiversity Gain Validation Statement

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

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

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

A completed Statutory Biodiversity Metric Calculation Tool (published on 3rd July 2025) has been submitted with the Application as part of the Information for Biodiversity Net Gain Pack. This shows the calculations of the pre-development biodiversity value of the onsite habitat on the date of application. The baseline on-site biodiversity value is calculated as follows:

- 53.75 Area Habitat units
- 19.00 Hedgerow units

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

Newland Farm

Technical Report: Biodiversity Net Gain

1. INTRODUCTION

Scope

1.1 This Technical Appendix sets out the details of the Biodiversity Net Gain calculations completed for the Proposed Development including:

- Assessment Methodology;
- Summary of evidence underpinning Metric decisions;
- Assumptions and Limitations;
- Headline Results;
- Summary of proposed significant on-site habitat enhancements;
- Summary of possible off-site habitat creation/enhancements; and
- Overview of proposed arrangements for BNG delivery and monitoring.

1.2 It is equivalent to the 'BNG Design Stage Report' recommended by the Chartered Institute of Ecology and Environmental Management (CIEEM) in their Biodiversity Net Gain Report & Audit Templates guidance document (CIEEM, 2021a).

Description of Site

1.3 Newlands Farm, herein after referred to as the 'Site', is located to the north-east of the village of Arborfield, bordered by the B3030 within the administrative boundary of Wokingham Borough Council.

Description of Development

1.4 The Proposed Development consists of up to 430 residential dwellings and associated infrastructure

1.5 The Site falls within the wider Loddon Garden Village (LGV) allocation, currently being considered by Wokingham Borough Council as part of their upcoming strategic development allocation for their forthcoming local plan.

Legislation and Policy Context

1.6 A minimum 10% net gain in biodiversity, as measured by the Statutory Biodiversity Metric (DEFRA, 2025,) is now a condition of most types of planning permission in England under the Environment Act 2021 and associated secondary legislation.

1.7 Guidance has clarified that where present on-site, the 10% gain requirement applies individually to three categories of habitat: 'Area Habitats', 'Hedgerows', and 'Watercourses'. This is measured in 'units' which can be delivered on-site, off-site, or a combination of both, and must be secured for a minimum of 30 years.

1.8 The NPPF (DLUHC, 2024) requires local plans to "identify and pursue opportunities for securing measurable net gains in biodiversity" and enhance the natural and local environment by "minimising impacts on and providing net gains for biodiversity".

1.9 Policy SS13 in the Wokingham Borough Local Plan Update 2023 - 2040 Proposed Submission Plan states:

"Development proposals should devise and implement a comprehensive ecological strategy that::

a) Achieves a measurable biodiversity net gain of at least 20% as calculated using the latest statutory metric; […]"

1.10 Policy SS13 therefore supersedes the 10% net gain requirement, meaning that developments must demonstrate a net gain of at least 20%.

Guidance

1.11 The following guidance documents have informed the BNG assessment and overall approach:

- Defra's Biodiversity Gain Guidance, available at: https://www.gov.uk/government/collections/biodiversity-net-gain;
- The Statutory Biodiversity Metric User Guide (DEFRA, 2025a);
- The UK Habitat Classification Version 2.0 (UKHab Ltd, 2023);
- Biodiversity Net Gain. Good Practice Principles for Development – A Practical Guide (Baker et al., 2019);
- Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021a);
- Good Practice Requirements for Delivering Biodiversity Net Gain (On- and Off-Site) (CIEEM, 2021b); and
- BS8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification (BSI, 2021).

2. ASSESSMENT METHODOLOGY

Metric Version and Assessors

2.1 The Statutory Biodiversity Metric and Condition Assessments published 3rd July 2025 were used for this BNG assessment.

2.2 The calculations were carried out by Liam Mayle BSc (Hons) MSc and reviewed by Alison Hogan BSc (Hons) MSc MCIEEM, both experienced ecologists and BNG practitioners.

Baseline Surveys

On-Site

2.3 Baseline habitat and condition assessment surveys were carried out by EPR botanists Jodie Southgate BA (Hons) MSc MCIEEM and Hannah Corrigan BSc (Hons) PGCert. The survey dates are as follows:

Table 2.1: Baseline habitat survey dates

Date	Survey Type	Surveyor(s)
28/06/22	UKHabs survey and condition assessment	Jodie Southgate
10/05/24	Update condition assessment	Hannah Corrigan

2.4 Initial habitat mapping was undertaken according to the UK Habitat Classification v.1.0 methodology (UKHab Ltd, 2022) and translated into BNG habitat categories where necessary. This was later updated during the 2024 update to V.2.0 (UKHab Ltd, 2023).

2.5 Following the surveys, each area or length of habitat was assigned an individual 'Habitat ID', and mapped in ESRI ArcGIS software (**Maps 1 and 2).**

Post-Development Plans

On-Site

2.6 The following plans produced by other technical consultants, submitted for approval with the Application, were used as the basis for the post-development calculations. These plans were imported into ArcGIS software and each line or polygon was assigned a BNG habitat type and target condition:

- Illustrative Landscape Masterplan Revision A(05/10/25) (**Appendix 1**)

Metric Inputs

2.7 As set out in the Statutory Metric User Guide (DEFRA, 2025a), one of the key principles of the Biodiversity Metric is that "this biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice".

2.8 When completing a Metric, the assessor must therefore make a number of decisions based on available evidence (such as ecological survey data), professional judgement, and ecological expertise. The User Guide (DEFRA, 2025a) also states that "Evidence for metric decisions should be provided and signposted within the 'User Comments' column of the biodiversity metric tool".

2.9 To ensure that the Metric Calculation Tool remains as user-friendly as possible, the following paragraphs expand upon the User Comments to provide more detail on the decisions behind the data entered into the Metric, where this is considered necessary and proportionate.

On-Site Habitat Type and Condition

Target Conditions

2.10 Target habitat conditions have been predicted with reference to the relevant Condition Assessment sheet (DEFRA, 2025b), with full details and justifications set out in the separate spreadsheet submitted with the Application.

2.11 The Target Conditions are considered to be realistic and achievable, and will be delivered and maintained through the implementation of the Habitat Management and Monitoring Plan to be submitted alongside the Biodiversity Gain Plan to discharge the general biodiversity gain planning condition, should consent be granted

Strategic Significance

2.12 The documents used to assess Strategic Significance are listed below:

- Wokingham Borough Core Strategy Development Plan Document (Adopted 29 January 2010);
- Wokingham Borough Local Plan Update 2023 - 2040 Proposed Submission Plan;
- Wokingham Borough Managing Development Delivery Document (Local Plan) (Adopted 21 February 2024); and
- Wokingham Biodiversity Action Plan 2012 -2024.

Assumptions and Limitations

2.13 The Other Neutral Grasslands associated with Public Parks and Gardens, and the Allotments are assumed to be managed in poor condition, as their amenity function would make higher conditions more difficult to achieve.

2.14 The Local Equipped Areas for Play (LEAP) are assumed to be surfaced with bark chipping or similar and have been categorised as Artificial, Unvegetated, Unsealed Surface.

2.15 For residential areas of all densities, a 70:30 ratio of houses to gardens has been assumed, as per the User Guide. The actual ratio may vary for low- and high-density areas.

2.16 The plans contain an outline of proposed tree planting for the Site. As these trees are considered part of the amenity planting, it is likely that their number, location and species composition will be subject to change, and so this report sets out net gains that can be achieved both with and

without this tree planting as shown. It is assumed that all planted trees are small trees of native species, managed to achieve Moderate condition.

2.17 The Site boundary was expanded in October 2025 to include portions of Mole Road, to the South, and associated road verges. These habitats were estimated from aerial photography and precautionarily assumed to be in Good condition.

General Limitations of Metrics

2.18 As acknowledged in the User Guide (DEFRA, 2025a), the Statutory Biodiversity Metric includes several inherent limitations. Extracts are provided below:

> *The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands." (Principle 2).*
>
> *"This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice." (Principle 4)*
>
> *This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance." (Principle 6)*

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

3. SUMMARY OF RESULTS

Introduction

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

Description of Baseline

3.2 The total number of on-site baseline units is calculated as follows:

- Area Habitats: 53.75 units
- Hedgerows: 19.00 unit

Cropland

3.3 The Site consists predominantly of arable land which at the time of the surveys contained cereal crops and temporary grass and clover leys.

Modified Grassland

3.4 A single parcel of rank, species poor modified grassland is present in the south of the Site, consisting primarily of *Holcus* and *Dactylis* species, and used mainly for silage production. As such there is little to no variation in sward height. This area is deemed to be in Moderate condition.

Lowland mixed deciduous woodland

3.5 At the north of the Site is an area of Lowland mixed deciduous woodland, associated with ditches on either side. A section of the woodland is listed on the Provisional Ancient Woodland Inventory meaning it is considered likely to have been in existence since at least 1600 and is classified as an 'irreplaceable habitat' under the NPPF.

3.6 The woodland consists of predominantly native species including Ash *Fraxinus excelsior*, Birch *Betula pendula*, Elm *Ulmus procera*, Field Maple *Acer campestre* and Oak *Quercus robur*. Small glades and deadwood are present, but the shrub layer is largely absent. There is some evidence of nutrient enrichment in line with the arable nature of the adjacent land. The woodland is deemed to be in Moderate condition.

Hedgerows and lines of trees

3.7 The Site is largely bound by native hedgerows, someof which are species rich, consisting of five or more native shrub species. All onsite hedgerows are in Poor condition due to their overmanagement by flailing and the nutrient enrichment of surrounding soils by arable farming. Some hedgerows are associated with ditches that do not typically hold water.

3.8 A single line of trees with a continuous canopy stands in the northeastern corner of the site, adjacent to the woodland. It consists of Ash, Elm and predominantly Oak trees, some of which features of ecological values such as deadwood, cavities or loose bark. The line of trees is in Moderate condition, again due mainly to enrichment of the surrounding soils.

Habitats estimated from aerial photography

3.9 The following habitats fall within the expanded site boundary as of October 2025. In lieu of habitat condition assessments, the habitats were estimated from awerial photography, and their conditions assumed to be Good,

Other Neutral Grassland

3.10 The road verges associated with Mole Road are comprised of grassland habitat. Grass verges can be highly biodiverse and support a range of species, particularly invertebrates, therefore the habitats is precautionarily assumed to be Other Neutral Grassland.

Other Woodland, Broaleaved

3.11 An area south of Chgrch Lane containing broadleaved trees associated with Oakland Plant Nursery. This area will not be impacted by the proposals.

Vegetated Garden

3.12 the Site boundary appears to encroach upon a private garden on Church Lane. This area will not be impact by the proposals.

The BNG Hierarchy

3.13 The Proposals were designed with ecological input from an early stage and due consideration has been given to the BNG Hierarchy throughout the masterplanning process.

3.14 The BNG Hierarchy, as set out in Article 37A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) requires developers to take the following steps in relation to BNG:

- Avoidance of adverse effects to on-site habitats of ‘Medium’ distinctiveness and above;
- Insofar as they cannot be avoided, mitigating those effects;
- Insofar as they cannot be mitigated; compensating for those effects by prioritising in order, where possible:
    1) Enhancement of existing on-site habitats;
    2) Creation of new on-site habitats;
    3) Allocation of registered off-site gains; and finally
    4) Purchase of national off-site biodiversity credits.

3.15 **Table 3.1** sets out a summary of how the BNG Hierarchy has been applied by the Proposals.

Table 3.1: Application of the BNG Hierarchy

Action	Evidence of application
Impact Avoidance:	Retained all woodland and most hedgerow habitats.
Mitigation:	Semi natural buffer around Lowland Mixed Deciduous Woodland and Hedgerows
Compensation:	
Habitat enhancements (on-site)	Enhancement of retained hedgerows from Poor or Moderate to Good condition.
Habitat creation (on-site)	Onsite modified and other neutral grasslands, additional hedgerows and Lines of trees

Headline Results

3.16 As set out in the Metric Calculation Tool submitted with the Application, the Proposals are predicted to deliver the following net gains, with all Trading Rules met:

- 12.73 area habitat units, or 23.69%
- 8.59 hedgerow units, or 45.19%

3.17 If tree planting is implemented as shown in the plans, further net gains can be achieved of up to:

- 19.41 area habitat units, or 36.10%
- 11.73 hedgerow units, or 61.73%

3.18 All of the gains are predicted to be delivered on-site, such that the purchase or delivery of off-site units or credits is not required,

On-Site Proposals to Deliver Net Gain

Significant on-site enhancements

3.19 Most gains will be delivered from the creation of modified and other neutral grasslands around the outskirts of the site. These will be created by preparing ground to achieve a fine tilth before seeding and rolling areas, as per manufacturer instructions, with appropriate seed mixes, such as Emorsgate EM2 Standard General Purpose Meadow Mixture, or similar.

3.20 Grasslands associated with amenity areas such as public parks and gardens will be managed to achieve Poor condition, as their amenity function will require intensive management that would prevent them from achieving a higher condition.

3.21 All other grassland areas will be managed to achieve Moderate condition through annual cutting or mowing, and manual weeding to prevent encroachment of scrub or undesirable species such as Nettle *Urtica dioica* or Dock *Rumex sp*.

3.22 Community orchards will be planted to include fruit bearing trees over other neutral grassland.

3.23 Retained hedgerows will be enhanced to achieve, at least, Moderate condition, though additional gains will be delivered if Good condition is achieved. A less intensive management regime will allow hedgerows to grow to a minimum width of 1.5m, and new planting will close existing gaps. The management of surrounding grasslands will reduce the nutrient enrichment of soils, further improving hedgerow condition.

3.24 Sections of H73, north if Mole Road, will be removed to accommodate the widening of the road to facilitate access. A replacement hedgerow will be planted alongside the new roadway. An associated ditch will need to be dug alongside this hedgerow to satisfy the metric's trading rules.

Irreplaceable Habitats

3.25 The onsite woodlands described in paragraph 3.4 are considered irreplaceable habitat. This woodland is set to be retained, and there are opportunities for enhancement.

3.26 Enhancements to irreplaceable habitats do not provide BNG units and so would not contribute to the overall net gain for the Site.

4. PROPOSALS FOR DELIVERY AND MONITORING

Delivery

On-Site

4.1 Should planning consent be granted, a Habitat Management and Monitoring Plan (HMMP) will be submitted to Wokingham Borough Council alongside a Biodiversity Gain Plan to discharge the biodiversity gain planning condition. The HMMP will set out the proposed details of how the target habitat types and conditions required to achieve the BNG results reported in **Section 3** will be achieved. This will be through a combination of habitat retention, creation and enhancement measures, followed by ongoing management for a minimum period of 30 years for the 'significant' on-site enhancements described in **Section 3**.

4.2 The mechanism for securing the delivery of significant on-site enhancements is to be agreed with Wokingham Borough Council, but could take the form of a planning condition, planning obligation or conservation covenant.

Monitoring

On-Site

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

Conclusion

4.4 This Technical Report has set out the methodology and results of the Statutory Biodiversity Metric calculations completed for the Proposals, which predict a minimum net gain of 11.74 area habitat units (25.04%) and 6.34 hedgerow units (49.89%).

4.5 Net gains will be delivered on-site through a combination of habitat creation and enhancement.

4.6 Should planning consent be granted, full details of the arrangements for the delivery of minimum 10% BNG will be set out in a Biodiversity Gain Plan and final Habitat Management and Monitoring Plan and submitted to Wokingham Borough Council for approval.

4.7 It is therefore concluded that the Proposals as envisaged would comply with the statutory minimum requirements for 10% biodiversity net gain as a condition of planning permission in England under the Environment Act 2021 and Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), as well as with the NPPF.

4.8 It is also concluded that the Proposals as envisaged would comply with the Local Policy SS13 requirement for 20% biodiversity net gain.

5. REFERENCES

The British Standards Institution (BSI) (2021). *BS 8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification.* British Standards Limited, 2021.

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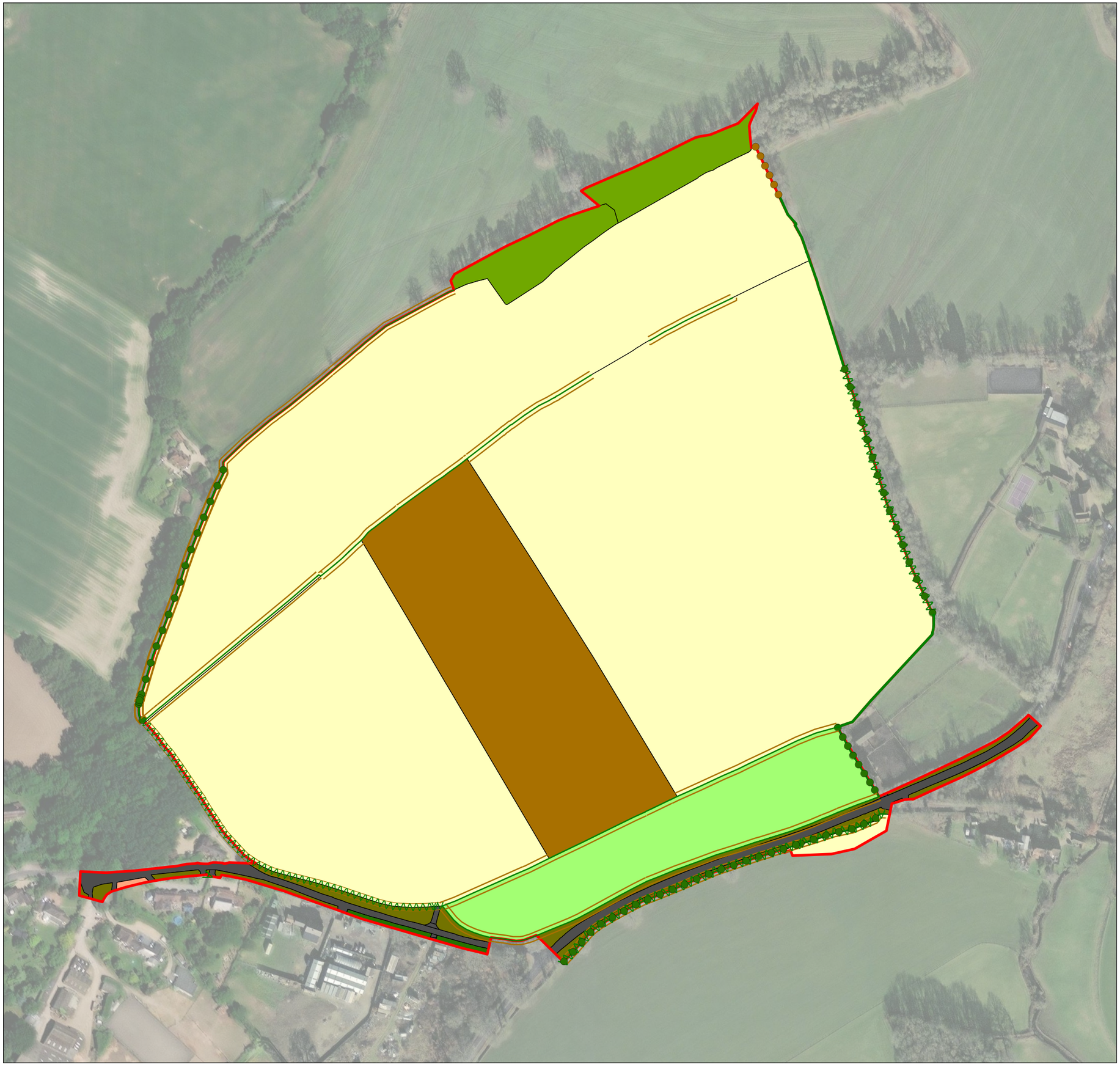
Maps

MAPS

Map 1 On-site BNG Baseline

Map 2 On-site BNG Post-Development



MAP 1 On-Site Baseline Habitats

KEY

- Site boundary
- Species-rich native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow with trees
- Species-rich native hedgerow - associated with bank or ditch
- Native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Native hedgerow
- Line of trees
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Vegetated garden
- Cereal crops
- Temporary grass and clover leys

SCALE: 1:2,750 at A3

0 25 50 75 100 125 Metres

N

EPR

CLIENT: Gleeson Land Limited

PROJECT: Newlands Farm

DATE: 30 October 2025

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P30/26

Aerial Image: Microsoft, Vantor

MAP 2 On-Site Post Development Habitats

KEY

- Site boundary

Retained:

- Species-rich native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow with trees
- Species-rich native hedgerow - associated with bank or ditch
- Native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Native hedgerow
- Line of trees
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Other neutral grassland
- Other woodland; broadleaved
- Vegetated garden

Created:

- Individual trees
- Line of trees
- Native hedgerow associated with bank or ditch
- Species-rich native hedgerow - associated with bank or ditch
- Community orchard
- Developed land; sealed surface
- Modified grassland
- Other neutral grassland
- Sustainable urban drainage feature

SCALE: 1:2,750 at A3

0 25 50 75 100 125 Metres

N

EPR

CLIENT: Gleeson Land Limited

PROJECT: Newlands Farm

DATE: 06 November 2025

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P30/26

Aerial Image: Microsoft, Vantor

Appendix 1

Illustrative Landscape Masterplan Revision A(05/10/25)

Site Boundary
Residential Parcels
Road Infrastructure
Ancient Woodlands
Existing site trees
Existing hedgerows
Proposed hedgerows
Proposed site trees
Orchards
Amenity Green
Natural Green Spaces
Parks and Gardens
SuDS Basins
Cycle Paths
Hoggin Paths
LEAPs
Informal play spaces
Overhead electric lines

NEWLANDS FARM, ARBORFIELD

on behalf of
Gleeson Land

LA014
Figure 14.14: Illustrative Landscape Masterplan

Drawn by	Checked by	Scale
JM	RB	1:2500@A3
Drawn on	**Revision**	**Job**
09.07.2025	A(05/10/25)	719143

savills URBAN DESIGN STUDIO

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Appendix 2

BNG metric without tree planting

Project Name: Newland Farm Map Reference:

A-1 On-Site Habitat Baseline

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

Area habitat summary	
Total Net Unit Change	12.73
Total Net % Change	23.69%
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units
1	Cropland	Cereal crops	No	7.7	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	15.40
2	Cropland	Temporary grass and clover leys	No	2.89	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	5.78
3	Cropland	Cereal crops	No	4.34	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	8.68
4	Grassland	Modified grassland	No	1.58	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	6.32
5	Cropland	Cereal crops	No	5.35	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	10.70
6	Woodland and forest	Lowland mixed deciduous woodland	Yes	0.34	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Bespoke compensation likely to be required	0.00
7	Woodland and forest	Lowland mixed deciduous woodland	Yes	0.33	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Bespoke compensation likely to be required	0.00
8	Cropland	Cereal crops	No	0.088	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.18
9	Urban	Developed land; sealed surface	No	0.43	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
10	Grassland	Other neutral grassland	No	0.45	Medium	4	Good	3	Formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required (≥)	6.21
11	Woodland and forest	Other woodland; broadleaved	No	0.039	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.47
12	Urban	Vegetated garden	No	0.009	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.02
13													
14													
15													
16													
			Total habitat area	23.55									53.75
			Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	23.55									

M² to hectares conversion tool:	Select a unit	Hectares	M²

						Bespoke compensation agreed for losses of VHDH 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	0	0.00	0.00	7.70	15.40				G01
0	0	0.00	0.00	2.89	5.78				G02
0	0	0.00	0.00	4.34	8.68				G03
0	0	0.00	0.00	1.58	6.32				G04
0	0	0.00	0.00	5.35	10.70				G05
0.34		Irreplaceable habitat - no units generated ⚠	0.00	0.00	0.00		possible ancient woodland		G06
0.33		Irreplaceable habitat - no units generated ⚠	0.00	0.00	0.00		possible ancient woodland		G06a
0	0	0.00	0.00	0.09	0.18		area south of road		
0.43		0.00	0.00	0.00	0.00		road		
0.39		5.38	0.00	0.06	0.83		road verges	estimated from aerial photography, condition precautionari;y assumed good	
0.039		0.47	0.00	0.00	0.00		south of road	estimated from aerial photography, condition precautionari;y assumed good	
0.009		0.02	0.00	0.00	0.00		south of road		
1.54	0.00	5.87	0.00	22.01	47.88				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	22.01

Project Name: Newland Farm Map Reference:

A-2 On-Site Habitat Creation

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Area habitat summary	
Total Net Unit Change	12.73
Total Net % Change	23.69%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats												
				Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty			Comments		
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Grassland	Traditional orchards	0.5	High	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.51	Community Orchards		
2	Urban	Developed land; sealed surface	0.56	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	paths		
3	Grassland	Modified grassland	1.94	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	4	Low	6.73	Amenity Greenspace		
4	Urban	Artificial unvegetated, unsealed surface	0.22	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Play Space - surface assumed to be bark chip or similar		
5	Grassland	Other neutral grassland	4.79	Medium	Moderate	Formally identified in local strategy	Standard time to target condition applied	5	Low	36.88	Natural/Semi-natural greenspace - habitat ldd in BAP		
6	Urban	Sustainable drainage system	1.15	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Medium	2.77	SuDS		
7	Urban	Developed land; sealed surface	8.15	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Developable area		
8	Urban	Vegetated garden	3.49	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	6.74	Developable area		
9	Grassland	Other neutral grassland	1.06	Medium	Poor	Formally identified in local strategy	Standard time to target condition applied	2	Low	4.54	Parks and Public gardens - poor condition due to likely management		
10	Urban	Developed land; sealed surface	0.029	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	created footpath - southeast		
11	Grassland	Other neutral grassland	0.059	Medium	Moderate	Formally identified in local strategy	Standard time to target condition applied	5	Low	0.45	around created footpath		
12	Urban	Developed land; sealed surface	0.055	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	widened road		
13													
14													
15													
16													
17													
		Total habitat area	22.00							60.62			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	22.00

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Newland Farm	Map Reference:
B-1 On-Site Hedge Baseline	

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	8.59
Total Net % Change	45.19%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total hedgerow units
1	H101	Native hedgerow with trees	0.06	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.24
2	H102	Species-rich native hedgerow with trees	0.192	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	3.46
3	H107	Native hedgerow	0.083	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.17
4	H200	Native hedgerow	0.113	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.23
5	H72	Native hedgerow - associated with bank or ditch	0.426	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.70
6	H72a	Native hedgerow - associated with bank or ditch	0.069	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.28
7	H73	Native hedgerow - associated with bank or ditch	0.35	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.40
8	H74	Species-rich native hedgerow - associated with bank or ditch	0.274	High	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	1.64
9	H75	Native hedgerow - associated with bank or ditch	0.318	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.27
10	H76	Native hedgerow	0.053	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.11
11	H77	Native hedgerow - associated with bank or ditch	0.217	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.87
12	H78	Native hedgerow with trees - associated with bank or ditch	0.181	High	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	1.09
13	LT15	Line of trees	0.041	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.16
14	X	Species-rich native hedgerow	0.0019847	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02
15	H12	Species-rich native hedgerow with trees - associated with bank or ditch	0.2652134	V.High	8	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like	6.37
16												
17												
18												
			2.64									19.00

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
	0.053	0.00	0.21	0.01	0.03			
0.192		3.46	0.00	0.00	0.00			
	0.083	0.00	0.17	0.00	0.00			
	0.113	0.00	0.23	0.00	0.00			
	0.39	0.00	1.56	0.04	0.14			
	0.069	0.00	0.28	0.00	0.00			
	0.178	0.00	0.71	0.17	0.69			
	0.27	0.00	1.62	0.00	0.02			
	0.295	0.00	1.18	0.02	0.09			
	0.05	0.00	0.10	0.00	0.01			
	0.196	0.00	0.78	0.02	0.08			
	0.18	0.00	1.08	0.00	0.01			
0.041		0.16	0.00	0.00	0.00			
0.00198473		0.02	0.00	0.00	0.00	south of Church ane		
0.25131514		6.03	0.00	0.01	0.33	soth of Mole Rd		
0.49	1.88	9.88	7.92	0.28	1.41			

Project Name: Newland Farm	Map Reference:
B-2 On-Site Hedge Creation	

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	8.59
Total Net % Change	45.19%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier					
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier
1	H72b	Native hedgerow - associated with bank or ditch	0.112	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	12			Standard time to target condition applied	12	0.652
2	H73b	Species-rich native hedgerow with trees - associated with bank or ditch	0.18	V.High	8	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	20			Standard time to target condition applied	20	0.490
3																
4																
5																
6																
			0.29													

Difficulty risk multipliers				Hedge units delivered	Comments		
Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
Low	Standard difficulty applied	Low	1	0.88			
Low	Standard difficulty applied	Low	1	2.12			
				2.99			

Project Name: Newland Farm Map Reference:

B-3 On-Site Hedge Enhancement

Condense / Show Columns | Condense / Show Rows

Main Menu

	Baseline Habitats									
Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules
1	Native hedgerow with trees	0.06	Medium	4	Poor	1	Low Strategic Significance	1	0.24	Same distinctiveness band or better
3	Native hedgerow	0.083	Low	2	Poor	1	Low Strategic Significance	1	0.166	Same distinctiveness band or better
4	Native hedgerow	0.113	Low	2	Poor	1	Low Strategic Significance	1	0.226	Same distinctiveness band or better
5	Native hedgerow - associated with bank or ditch	0.426	Medium	4	Poor	1	Low Strategic Significance	1	1.704	Same distinctiveness band or better
6	Native hedgerow - associated with bank or ditch	0.069	Medium	4	Poor	1	Low Strategic Significance	1	0.276	Same distinctiveness band or better
7	Native hedgerow - associated with bank or ditch	0.35	Medium	4	Poor	1	Low Strategic Significance	1	1.4	Same distinctiveness band or better
8	Species-rich native hedgerow - associated with bank or ditch	0.274	High	6	Poor	1	Low Strategic Significance	1	1.644	Like for like or better
9	Native hedgerow - associated with bank or ditch	0.318	Medium	4	Poor	1	Low Strategic Significance	1	1.272	Same distinctiveness band or better
10	Native hedgerow	0.053	Low	2	Poor	1	Low Strategic Significance	1	0.106	Same distinctiveness band or better
11	Native hedgerow - associated with bank or ditch	0.217	Medium	4	Poor	1	Low Strategic Significance	1	0.868	Same distinctiveness band or better
12	Native hedgerow with trees - associated with bank or ditch	0.181	High	6	Poor	1	Low Strategic Significance	1	1.086	Like for like or better

Hedgerow summary	
Total Net Unit Change	8.59
Total Net % Change	45.19%
Trading Rules Satisfied	Yes ✓

								Post intervention habitats		
Proposed habitat	Change in distinctiveness and condition		Length (km)	Distinctiveness		Condition		Strategic significance		
	Distinctiveness movement	Condition movement		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
Native hedgerow with trees	Medium - Medium	Poor - Moderate	0.053	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow	Low - Low	Poor - Moderate	0.083	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow	Low - Low	Poor - Moderate	0.113	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.39	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.069	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.178	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Species-rich native hedgerow - associated with bank or ditch	High - High	Poor - Moderate	0.27	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.295	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow	Low - Low	Poor - Moderate	0.05	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.196	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow with trees - associated with bank or ditch	High - High	Poor - Moderate	0.18	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
			1.88							

Temporal multiplier						Difficulty risk multipliers					Comments		
Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Hedge units delivered	User comments	Planning authority comments	Habitat reference number
6			Standard time to target condition applied	6	0.808	Low	Standard difficulty applied	Low	1	0.38			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.32			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.43			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	2.96			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.52			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	1.35			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	3.08			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	2.24			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.19			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	1.49			
6			Standard time to target condition applied	6	0.808	Low	Standard difficulty applied	Low	1	1.95			
										14.91			

Appendix 3

BNG metric with tree planting

Project Name: Newland Farm Map Reference:

A-1 On-Site Habitat Baseline

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

Area habitat summary	
Total Net Unit Change	19.41
Total Net % Change	36.10%
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units
1	Cropland	Cereal crops	No	7.7	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	15.40
2	Cropland	Temporary grass and clover leys	No	2.89	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	5.78
3	Cropland	Cereal crops	No	4.34	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	8.68
4	Grassland	Modified grassland	No	1.58	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	6.32
5	Cropland	Cereal crops	No	5.35	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	10.70
6	Woodland and forest	Lowland mixed deciduous woodland	Yes	0.34	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Bespoke compensation likely to be required	0.00
7	Woodland and forest	Lowland mixed deciduous woodland	Yes	0.33	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Bespoke compensation likely to be required	0.00
8	Cropland	Cereal crops	No	0.088	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.18
9	Urban	Developed land; sealed surface	No	0.43	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
10	Grassland	Other neutral grassland	No	0.45	Medium	4	Good	3	Formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required (≥)	6.21
11	Woodland and forest	Other woodland; broadleaved	No	0.039	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.47
12	Urban	Vegetated garden	No	0.009	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.02
13													
14													
15													
16													
			Total habitat area	23.55									53.75
			Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	23.55									

M² to hectares conversion tool:	Select a unit	Hectares	M²

						Bespoke compensation agreed for losses of VHDH 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	0	0.00	0.00	7.70	15.40				G01
0	0	0.00	0.00	2.89	5.78				G02
0	0	0.00	0.00	4.34	8.68				G03
0	0	0.00	0.00	1.58	6.32				G04
0	0	0.00	0.00	5.35	10.70				G05
0.34		Irreplaceable habitat - no units generated ⚠	0.00	0.00	0.00		possible ancient woodland		G06
0.33		Irreplaceable habitat - no units generated ⚠	0.00	0.00	0.00		possible ancient woodland		G06a
0	0	0.00	0.00	0.09	0.18		area south of road		
0.43		0.00	0.00	0.00	0.00		road		
0.39		5.38	0.00	0.06	0.83		road verges	estimated from aerial photography, condition precautionari;y assumed good	
0.039		0.47	0.00	0.00	0.00		south of road	estimated from aerial photography, condition precautionari;y assumed good	
0.009		0.02	0.00	0.00	0.00		south of road		
1.54	0.00	5.87	0.00	22.01	47.88				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	22.01

Project Name: Newland Farm Map Reference:

A-2 On-Site Habitat Creation

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

Area habitat summary	
Total Net Unit Change	19.41
Total Net % Change	36.10%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats												
				Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty		Comments		
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Grassland	Traditional orchards	0.5	High	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.51	Community Orchard		
2	Urban	Developed land; sealed surface	0.56	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	paths		
3	Grassland	Modified grassland	1.94	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	4	Low	6.73	Amenity Greenspace		
4	Urban	Artificial unvegetated, unsealed surface	0.22	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Play Space - surface assumed to be bark chip or similar		
5	Grassland	Other neutral grassland	4.79	Medium	Moderate	Formally identified in local strategy	Standard time to target condition applied	5	Low	36.88	Natural/Semi-natural greenspace - habitat ldd in BAP		
6	Urban	Sustainable drainage system	1.15	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Medium	2.77	SuDS		
7	Urban	Developed land; sealed surface	8.15	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Developable area		
8	Urban	Vegetated garden	3.49	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	6.74	Developable area		
9	Grassland	Other neutral grassland	1.06	Medium	Poor	Formally identified in local strategy	Standard time to target condition applied	2	Low	4.54	Parks and Public gardens - poor condition due to likely management		
10	Urban	Developed land; sealed surface	0.029	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	created footpath - southeast		
11	Grassland	Other neutral grassland	0.059	Medium	Moderate	Formally identified in local strategy	Standard time to target condition applied	5	Low	0.45	around created footpath		
12	Urban	Developed land; sealed surface	0.055	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	widened road		
13	Individual trees	Urban tree	2.182326186	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	6.67			
14													
15													
16													
17													
18													
		Total habitat area	24.19							67.29			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	22.00

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Newland Farm	Map Reference:
B-1 On-Site Hedge Baseline	

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	11.73
Total Net % Change	61.73%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total hedgerow units
1	H101	Native hedgerow with trees	0.06	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.24
2	H102	Species-rich native hedgerow with trees	0.192	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	3.46
3	H107	Native hedgerow	0.083	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.17
4	H200	Native hedgerow	0.113	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.23
5	H72	Native hedgerow - associated with bank or ditch	0.426	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.70
6	H72a	Native hedgerow - associated with bank or ditch	0.069	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.28
7	H73	Native hedgerow - associated with bank or ditch	0.35	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.40
8	H74	Species-rich native hedgerow - associated with bank or ditch	0.274	High	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	1.64
9	H75	Native hedgerow - associated with bank or ditch	0.318	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.27
10	H76	Native hedgerow	0.053	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.11
11	H77	Native hedgerow - associated with bank or ditch	0.217	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.87
12	H78	Native hedgerow with trees - associated with bank or ditch	0.181	High	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	1.09
13	LT15	Line of trees	0.041	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.16
14	X	Species-rich native hedgerow	0.0019847	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.02
15	H12	Species-rich native hedgerow with trees - associated with bank or ditch	0.2652134	V.High	8	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like	6.37
16												
17												
18												
			2.64									19.00

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
	0.053	0.00	0.21	0.01	0.03			
0.192		3.46	0.00	0.00	0.00			
	0.083	0.00	0.17	0.00	0.00			
	0.113	0.00	0.23	0.00	0.00			
	0.39	0.00	1.56	0.04	0.14			
	0.069	0.00	0.28	0.00	0.00			
	0.178	0.00	0.71	0.17	0.69			
	0.27	0.00	1.62	0.00	0.02			
	0.295	0.00	1.18	0.02	0.09			
	0.05	0.00	0.10	0.00	0.01			
	0.196	0.00	0.78	0.02	0.08			
	0.18	0.00	1.08	0.00	0.01			
0.041		0.16	0.00	0.00	0.00			
0.00198473		0.02	0.00	0.00	0.00	south of Church ane		
0.25131514		6.03	0.00	0.01	0.33	soth of Mole Rd		
0.49	1.88	9.88	7.92	0.28	1.41			

Project Name: Newland Farm	Map Reference:
B-2 On-Site Hedge Creation	

Condense / Show Columns | Condense / Show Rows

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Hedgerow summary	
Total Net Unit Change	11.73
Total Net % Change	61.73%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier					
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier
1	H72b	Native hedgerow - associated with bank or ditch	0.112	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	12			Standard time to target condition applied	12	0.652
2	H73b	Species-rich native hedgerow with trees - associated with bank or ditch	0.18	V.High	8	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	20			Standard time to target condition applied	20	0.490
3	LoTnew	Line of trees	1.6013625	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	20			Standard time to target condition applied	20	0.490
4																
5																
6																
			1.89													

Difficulty risk multipliers				Hedge units delivered	Comments		
Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
Low	Standard difficulty applied	Low	1	0.88			
Low	Standard difficulty applied	Low	1	2.12			
Low	Standard difficulty applied	Low	1	3.14			
				6.14			

Project Name: Newland Farm Map Reference:

B-3 On-Site Hedge Enhancement

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	Baseline Habitats									
Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules
1	Native hedgerow with trees	0.06	Medium	4	Poor	1	Low Strategic Significance	1	0.24	Same distinctiveness band or better
3	Native hedgerow	0.083	Low	2	Poor	1	Low Strategic Significance	1	0.166	Same distinctiveness band or better
4	Native hedgerow	0.113	Low	2	Poor	1	Low Strategic Significance	1	0.226	Same distinctiveness band or better
5	Native hedgerow - associated with bank or ditch	0.426	Medium	4	Poor	1	Low Strategic Significance	1	1.704	Same distinctiveness band or better
6	Native hedgerow - associated with bank or ditch	0.069	Medium	4	Poor	1	Low Strategic Significance	1	0.276	Same distinctiveness band or better
7	Native hedgerow - associated with bank or ditch	0.35	Medium	4	Poor	1	Low Strategic Significance	1	1.4	Same distinctiveness band or better
8	Species-rich native hedgerow - associated with bank or ditch	0.274	High	6	Poor	1	Low Strategic Significance	1	1.644	Like for like or better
9	Native hedgerow - associated with bank or ditch	0.318	Medium	4	Poor	1	Low Strategic Significance	1	1.272	Same distinctiveness band or better
10	Native hedgerow	0.053	Low	2	Poor	1	Low Strategic Significance	1	0.106	Same distinctiveness band or better
11	Native hedgerow - associated with bank or ditch	0.217	Medium	4	Poor	1	Low Strategic Significance	1	0.868	Same distinctiveness band or better
12	Native hedgerow with trees - associated with bank or ditch	0.181	High	6	Poor	1	Low Strategic Significance	1	1.086	Like for like or better

Hedgerow summary	
Total Net Unit Change	11.73
Total Net % Change	61.73%
Trading Rules Satisfied	Yes ✓

									Post intervention habitats	
Proposed habitat	Change in distinctiveness and condition		Length (km)	Distinctiveness		Condition		Strategic significance		
	Distinctiveness movement	Condition movement		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
Native hedgerow with trees	Medium - Medium	Poor - Moderate	0.053	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow	Low - Low	Poor - Moderate	0.083	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow	Low - Low	Poor - Moderate	0.113	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.39	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.069	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.178	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Species-rich native hedgerow - associated with bank or ditch	High - High	Poor - Moderate	0.27	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.295	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow	Low - Low	Poor - Moderate	0.05	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow - associated with bank or ditch	Medium - Medium	Poor - Moderate	0.196	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Native hedgerow with trees - associated with bank or ditch	High - High	Poor - Moderate	0.18	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
			1.88							

Temporal multiplier						Difficulty risk multipliers					Comments		
Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Hedge units delivered	User comments	Planning authority comments	Habitat reference number
6			Standard time to target condition applied	6	0.808	Low	Standard difficulty applied	Low	1	0.38			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.32			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.43			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	2.96			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.52			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	1.35			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	3.08			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	2.24			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	0.19			
3			Standard time to target condition applied	3	0.899	Low	Standard difficulty applied	Low	1	1.49			
6			Standard time to target condition applied	6	0.808	Low	Standard difficulty applied	Low	1	1.95			
										14.91			