

Moat House

Biodiversity Net Gain Assessment

Crest Nicholson

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Quality information

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1. Introduction

AECOM was commissioned by Crest Nicholson (hereafter referred to as the 'Client') to undertake a Biodiversity Net Gain (BNG) assessment at Moat House at Arborfield Green (hereafter referred to as the 'Site'). The assessment is intended to inform the planning application for the conversion of Moat House to 4-5 apartments (hereafter referred to as the 'Proposed Development'). The Central Ordnance Survey National Grid Reference for the Site is SU 76955 65715.

The BNG assessment has been undertaken to quantify the overall effect of the Proposed Development on the Site's biodiversity value; this is achieved by comparing the Site's baseline habitat value with the Proposed Development's. The assessment considers the level of proposed habitat loss, retention, enhancement, and creation delivered by the Proposed Development. These factors are measured using the Statutory Biodiversity Metric¹ (hereafter referred to as the 'SBM') in accordance with the SBM User Guide² and BNG good practice principles³.

1.1 Site Description

The Site, indicated by the red line boundary on the 'Baseline Habitat Plan' (Appendix A), is approximately 0.52 ha in size. The Site comprises an existing three storey building with associated hardstanding, grasslands and scattered broadleaved trees. A species-rich native hedgerow forms the south-west boundary of the Site, and a line of broadleaved trees forms the northern boundary of the Site. The surrounding area includes a sports field, cricket pavilion and residential housing.

1.2 Proposed Development

The Proposed Development (presented in the 'Post-Development Plan' shown in Appendix B) involves the conversion of the building into an apartment block for 4-5 residential dwellings. Associated landscaping will include shrub and hedge planting, regularly mown grassland and areas of long grass with wildflowers.

1.3 Policy Context

1.3.1 National Legislation

It is government policy that "*planning decisions should minimise impacts on and provide net gain for biodiversity*"⁴. As of 12 February 2024, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990⁵ (as inserted by Schedule 14 of the Environment Act 2021⁶). This requires all relevant developments (with a few exemptions⁷) to achieve a minimum 10% net gain in biodiversity units relative to the Site's baseline biodiversity value.

1.3.2 Local Planning Policy

The Wokingham Borough Local Development Framework Adopted Core Strategy⁸ includes Policy CP7 – Biodiversity which states development "*That compromises the implementation of the national, regional, county and local biodiversity action plans will only be permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need and mitigation measures can be put in place to prevent damaging impacts*".

The Arborfield and Barkham Neighbourhood Plan 2019-2036⁹ includes policy IRS3 which requires the protection and enhancement of the natural environment and green spaces. This policy states "*Development proposals should*

¹ DEFRA (2023). [The Statutory Biodiversity Metric](#)

² DEFRA (2023). [The Statutory Biodiversity Metric User Guide](#)

³ CIEEM, IEMA & ciria (2019). [Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide](#)

⁴ UK Government (2023). [National Planning Policy Framework](#)

⁵ UK Government (2024). [Environment Act – Schedule 14.](#)

⁶ UK Government (2021). [Environment Act 2021](#)

⁷ UK Government (2024). [Biodiversity Net Gain: Exempt Developments.](#)

⁸ Wokingham Borough Council (2010). [Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan.](#)

⁹ Arborfield and Barkham Parish Council (2019). [Arborfield and Barkham Neighbour Plan 2019-2036.](#)

conserve and enhance the natural environment and green spaces of the area, specifically: a) ensure that there no loss of biodiversity and normally provide a net gain. Where there is likely to be a loss of biodiversity, development will only be acceptable if mitigation measures can be put in place to ensure there is no net loss of biodiversity, through the creation of like-for-like habitats”.

1.3.3 Summary of BNG Requirements

At a minimum, the Proposed Development will be seeking to achieve a 10% net gain in biodiversity, aligning with the national legislation described in Section 1.3.1.

2. Methodology

2.1 Statutory Biodiversity Metric

A BNG assessment involves making a comparison between the biodiversity value of habitats present within the Site prior to development (i.e., the ‘baseline’) and the predicted biodiversity value of habitats following the completion of the development (i.e., ‘post-development’). The comparison is made in terms of ‘biodiversity units’, with a ‘biodiversity metric’ providing the mechanism to allow biodiversity values to be calculated and compared.

The SBM calculates the overall loss or gain of biodiversity of development projects by assessing the distinctiveness (i.e., type of habitat and its value), condition, extent, and strategic significance of habitats on site pre- and post-development, including both permanent and temporary land-take areas. To achieve a BNG, the biodiversity unit score must have a post-development score higher than the baseline score.

When calculating the post-development biodiversity units, the SBM includes a series of standard ‘risk multipliers’ to account for the inherent risk of creating and restoring habitats, the time taken to establish habitats and the location of the mitigation in relation to the habitats lost on site. The risk multipliers have the effect of reducing the value of the proposed habitats, which means larger areas, habitats of higher distinctiveness, and/or conditions are required to mitigate losses and achieve net gain.

The SBM is guided by the following set of rules set out in Table 1. If these rules are not followed, BNG as defined by the Environment Act⁶ cannot be justified.

Table 1. SBM Rules

Rule	Explanation
Rule 1 – Trading rules	The trading rules are rules that try to prevent the ‘trading down’ of habitat distinctiveness. Under the trading rules, losses of habitat are to be compensated for on a “like for like” or “like for better” basis.
Rule 2 – The requirement to deliver at least a 10% net gain applies to each type of unit present on the Site	The SBM assesses and generates separate outputs for area habitats (measured in habitat units) and linear habitats, including hedgerows (measured in hedgerow units) and watercourses (measured in watercourse units). To claim a net gain in biodiversity, there must be an increase across all area, hedgerow and watercourse units, the units cannot be summed to give an overall biodiversity unit value i.e., an increase in area and hedgerow units cannot be used to offset a loss in watercourse units.
Rule 3 – Use of SBM	Assessment must use the latest version of the SBM released by DEFRA.
Rule 4 – Exceptional circumstances required LPA engagement	In exceptional ecological circumstances, deviation from the SBM methodology may be permitted by the relevant planning authority.

The information required to undertake the BNG calculation is described below.

2.1.1 Baseline Data

UKHab¹⁰ data collected by AECOM in July 2024¹¹ (hereafter referred to as the 'baseline') have been utilised to determine the Sites baseline area and hedgerow habitats. This data has been digitised in Geographic Information System (GIS) to provide area and length measurements of each habitat type.

All baseline habitats defined within the Site were assigned a condition using the condition assessment criteria outlined in the SBM Condition Assessment Sheets¹², by a qualified ecologist. Details of how conditions were assigned to baseline habitats are provided in Appendix D. The data was aggregated and entered into the SBM to calculate the baseline biodiversity units.

2.1.2 Post-Development Data

The Landscape Masterplan¹³ has been used to determine the extent and type of habitats to be retained, created and enhanced post-development. Habitats in the plan¹³ were converted to UKHab Classification categories¹⁰, see Appendix C.

These plans were then digitised into GIS to produce the 'Post-Development Habitat Plan' (Appendix B). Target condition scores for the proposed habitats were selected in accordance with the SBM User Guide², and SBM Condition Assessment Sheets¹² using professional judgement to ensure the condition scores selected were realistic. The rationale behind target conditions assigned is provided in Appendix D. This data was utilised to predict the post-development biodiversity units.

2.1.3 Habitat Distinctiveness

Habitat distinctiveness is a measure based on the type of habitat and its distinguishing features. Habitats of higher distinctiveness are typically rarer, more valuable, harder to recreate if impacted and are typically considered priority habitats. Habitats of lower distinctiveness are more common and are easier to recreate if impacted. Habitat distinctiveness ranges from 'Very High', 'High', 'Medium', 'Low' and 'Very Low'.

2.1.3.1 Trading Rules

DEFRA define the trading rules as: *"minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat"*². Trading rules apply to all habitat modules, with the offsetting requirements differing for each. See Table 2 for a summary of these requirements.

Table 2. Trading Rules Summary

Habitat Distinctiveness	Area Habitats	Hedgerow Habitats	Watercourse Habitats
Very High	Priority should be given to replacing losses with area habitat units of the same habitat type	Losses must be replaced with hedgerow units of the same habitat type.	Priority should be given to replacing losses with watercourse units of the same habitat type
High	Losses must be replaced with area habitat units of the same habitat type	Losses must be replaced with hedgerow units of the same habitat type or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Medium	Losses must be replaced by area habitat units of either: 'Medium' distinctiveness habitat within the same broad habitat type or, - any habitat of higher distinctiveness.	Losses must be replaced with hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Low	Losses must be replaced with area habitat units of the same or higher band	Losses must be replaced with hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of a higher band

¹⁰ UKHab Ltd (2018 – 2023). [UK Habitat Classification](#).

¹¹ AECOM (2024) Moat House Arborfield Green Ecological Constraints Report

¹² DEFRA (2024). [Statutory Biodiversity Metric Condition Assessments](#).

¹³ Murdoch Wickham (2024) The Moat House, Arborfield, Landscape Masterplan 1665/001 Rev B

Very Low

Not applicable

Losses must be replaced with
hedgerow units of the same or of
a higher band

Not applicable

2.1.4 Strategic Significance

The SBM requires that the strategic significance (hereafter referred to as 'SS') of all baseline and post-development habitats be analysed, defined, and justified. SS is the local significance of a habitat based on its location. The Berkshire Local Nature Recovery Strategy (LNRS) is in development and therefore not available for use to assign SS, as recommended by the guidance set out in the SBM User Guide². As such, SS has been assigned to habitats using the alternative methodology set out in the SBM User Guide². The process of how the SS of a habitat is assessed is shown in Table 3.

Table 3. Strategic Significance Guidance – Alternative Methodology (No LNRS)

SS Category	Description
High	Where there is no published LNRS, assign 'High' SS if: - the habitat type is mapped and described as locally ecologically important within a specific location within documents specified by the relevant planning authority. - If the Proposed Development is proposed to contribute towards priorities or measures set out in the LNRS (or alternative strategy), assign 'Low' SS to the baseline habitat and 'High' SS to the proposed habitat.
Medium	Where no suitable document has been produced for assessing SS, 'Medium' SS should be assigned if: - It can be explained how the habitat type is ecologically important within a specific location; - It can be demonstrated the importance of that habitat in providing ecological linkage to other strategically significant locations; and/or, - Professional judgement.
Low	Where the definitions for 'High' and 'Medium' SS are not met.

As part of this assessment, the following relevant documents were reviewed to determine the SS of the habitats on the Site:

- Ecological Constraints Report¹¹;
- Wokingham Biodiversity Action Plan¹⁴; and
- Wokingham Borough Council Planning Policies and Constraints Map¹⁵.

Justification of how SS has been assigned to baseline and post-development habitats has been provided in the Results section.

2.1.5 BNG Good Practice Principles for Development

The BNG Good Practice Principles for Development are a set of ten principles which *"set out good practice for achieving Biodiversity Net Gain and must be applied all together, as one approach"*³. These principals are as follows:

- Principle 1. Apply the Mitigation Hierarchy
- Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere
- Principle 3. Be inclusive and equitable
- Principle 4. Address risks
- Principle 5. Make a measurable Net Gain contribution
- Principle 6. Achieve the best outcomes for biodiversity
- Principle 7. Be additional

¹⁴ <https://wokingham.moderngov.co.uk/Data/Executive%20-%20Individual%20Member%20Decisions/201402180945/Agenda/266686.pdf>

¹⁵ <https://experience.arcgis.com/experience/d76c713282874f3da74b3e46bc473d3f>

- Principle 8. Create a Net Gain legacy
- Principle 9. Optimise sustainability
- Principle 10. Be transparent

3. Results

3.1 Baseline Habitats

The Site covers a total area of 0.52 ha. Semi-natural habitats present include 'Grassland – Other Neutral Grassland' dominated by grasses including red fescue *Festuca rubra*, false oat grass *Arrhenatherum elatius*, meadow foxtail *Alopecurus pratensis*, Yorkshire fog *Holcus lanatus* and cock's foot *Dactylis glomerata*. Linear habitats include a species-rich native hedgerow made up of hawthorn *Crataegus monogyna*, holly *Ilex aquifolium* and mature lime *Tilia x europaea* and a line of broadleaved trees comprising sweet chestnut *Castanea sativa*, silver birch *Betula pendula*, cherry *Prunus avium* and cherry laurel *Prunus laurocerasus*. Urban habitats within the Site boundary include the Moat House building and the hardstanding entrance way and car park. Point features include a veteran English oak *Quercus robur* tree and an early-mature apple *Malus domestica* tree.

The 'Baseline Habitat Plan' identifies the location of each of these habitats and is provided in Appendix A.

3.1.1 Baseline Habitats – SS

As the documents consulted, as outlined in Section 2.1.3, do not identify any mapped areas within the Site, an SS of Low has been assigned to all habitats within the baseline.

3.1.2 Baseline Habitats – Units

The value of baseline habitats present on the Site are presented in Table 4 and Table 5.

Table 4. Baseline Area Habitats

Broad Habitat	Habitat Type	Irreplaceable habitat	Area (ha)	Distinctiveness (Dist.)	Condition	SS	Habitat Units
Grassland	Other neutral grassland	No	0.187	Medium	Moderate	Low	1.50
Grassland	Other neutral grassland	No	0.12	Medium	Moderate	Low	0.96
Sparsely vegetated land	Ruderal/Ephemeral	No	0.01	Low	Good	Medium	0.07
Sparsely vegetated land	Ruderal/Ephemeral	No	0.001	Low	Good	Medium	0.01
Urban	Artificial unvegetated, unsealed surface	No	0.03	V.Low	N/A - Other	Low	0.00
Urban	Developed land; sealed surface (Building)	No	0.02	V.Low	N/A - Other	Low	0.00
Urban	Developed land; sealed surface (Hardstanding)	No	0.15	V.Low	N/A - Other	Low	0.00
Individual trees	Urban tree	No	0.02	Medium	Moderate	Low	0.14
Individual trees	Urban tree	Yes	0.077	Medium	Good	Medium	0.00**
Total			0.52*				2.68

*Individual trees – Urban / Rural Tree' areas are excluded from total area to prevent double counting of area; however, the unit contributions are included within the habitat unit total.

***Individual trees – Urban / Rural Tree' classed as veteran are excluded from the metric due to their value and irreplaceable nature.

Table 5. Baseline Hedgerow Habitats

Habitat type	Length (km)	Dist.	Condition	SS	Hedgerow Units
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Line of trees	0.06	Low	Moderate	Medium	0.27
Species-rich native hedgerow with trees	0.12	High	Good	Medium	2.42
Total	0.18				2.68

3.2 Post-Development Habitats

The Landscape Masterplan¹³ proposes that most of the Site will remain as 'Grassland – Other Neutral Grassland' with some areas subject to regular maintenance including mowing. Areas of 'Grassland – Other Neutral Grassland' beneath existing broadleaved trees will be managed as long grass and wildflowers, acting as a 5 m buffer zone. The former car park will be planted up with the same grassland mix. Three broadleaved trees (*Tilia cordata*) will be planted in the west of the Site. The post-development habitats are shown on the 'Post-Development Habitat Plan' in Appendix B.

3.2.1 Post-Development Habitats - SS

As outlined in Section 2.1.4, a Low SS has been assigned to all post-development habitats proposed within the Landscape Master Plan¹³.

3.2.2 Retained and Lost Habitats

The Landscape Masterplan¹³ identifies that the following habitats will be retained entirely:

- 'Grassland – Other Neutral Grassland'
- 'Urban – Developed land; sealed area' (buildings);
- 'Individual Trees – Urban Trees'
- 'Line of trees'; and
- 'Species-rich native hedgerow'.

Habitats that are due to be retained or lost within the Proposed Development are detailed in Table 6 and Table 7.

Table 6. Retained and Lost Area Habitats

Broad Habitat	Habitat type	Irreplaceable Habitat	Area (ha)		Dist.	Condition	SS	Habitat Units	
			Retained	Lost				Retained	Lost
Grassland	Other Neutral Grassland	No	0.187	0.000	Medium	Moderate	Low	1.50	0.00
Grassland	Other Neutral Grassland	No	0.12	0.000	Medium	Moderate	Low	0.96	0.00
Sparsely vegetated land	Ruderal/Ephemeral	No	0.00	0.01	Low	Good	Medium	0.00	0.07
Sparsely vegetated land	Ruderal/Ephemeral	No	0.00	0.001	Low	Good	Medium	0.00	0.01
Urban	Artificial unvegetated; unsealed surface	No	0.00	0.03	V. Low	N/A - Other	Low	0.00	0.00
Urban	Developed land; sealed surface (Building)	No	0.02	0.00	V. Low	N/A - Other	Low	0.00	0.00
Urban	Developed land; sealed surface (Hardstanding)	No	0.05	0.1	V. Low	N/A - Other	Low	0.00	0.00
Individual trees	Urban tree	No	0.016	0.000	Medium	Moderate	Medium	0.14	0.00
Individual trees	Urban tree	Yes	0.077	0.000	Medium	Good	Medium	0.00**	0.00
Total			0.38*	0.14*				2.46	0.08

**Individual trees – Urban / Rural Tree' areas are excluded from total area to prevent double counting of area; however, the unit contributions are included within the habitat unit total.

***Individual trees – Urban / Rural Tree' classed as veteran are excluded from the metric due to their value and irreplaceable nature

Table 7. Retained and Lost Hedgerow Habitats

Habitat type	Length (km)		Dist.	Condition	SS	Hedgerow Units	
	Retained	Lost				Retained	Lost
Species-rich native hedgerow with trees	0.12	0.000	High	Good	Medium	2.42	0.00
Line of trees	0.06	0.000	Low	Moderate	Medium	0.27	0.00
Total	0.18	0.00				2.68	0.00

3.2.3 Created Habitats

The Landscape Masterplan¹³ proposes the creation of 'Grassland – Other Neutral Grassland', 'Grassland – Modified Grassland', 'Urban – Introduced Shrub' and 'Individual Trees – Urban Tree' within the Site boundary as well as the planting of a 'Native Hedgerow'. These habitats, including their areas and lengths, are summarised in Table 8 and Table 9.

Table 8. Created Area Habitats

Broad Habitat	Habitat type	Area (ha)	Dist.	Target Condition	SS	Time to target condition (yrs)	Habitat Units
Grassland	Modified grassland	0.02	Low	Poor	Low	1	0.05
Urban	Introduced shrub	0.01	Low	N/A	Low	1	0.02
Grassland	Other neutral grassland	0.11	Medium	Poor	Low	2	0.41
Individual Trees	Urban Tree	0.01	Medium	Moderate	Low	27	0.04
Total		0.14*					0.52

*Individual trees – Urban / Rural Tree' areas are excluded from total area to prevent double counting of area; however, the unit contributions are included within the habitat unit total.

Table 9. Created Hedgerow Habitats

Habitat type	Length (km)	Dist.	Target Condition	SS	Time to target condition (yrs)	Hedgerow Units
Native hedgerow	0.16	Low	Poor	Low	1	0.31
Total	0.16					0.31

3.3 Summary of Results

A summary of the results is shown in Table 10.

Table 10. Summary of Results

Habitat Type	Baseline	Post-Development	Total Net Unit Change	Total Net % Change
Area Units	2.68	3.12	+0.44	16.32%
Hedgerow Units	2.68	2.99	+0.31	11.43%

3.3.1 Trading Rules

3.3.1.1 Area Habitats

For Area habitats, the trading rules within the SBM are currently satisfied for all distinctiveness levels (see Table 11).

Table 11. Trading Rules – Area Habitats

Broad Habitat	Habitat Type	Distinctiveness Group	Trading Rule	Unit Change per habitat	Unit change per habitat group ¹⁶	Trading Satisfied?
Grassland	Other Neutral Grassland	Medium	Same broad habitat or a higher distinctiveness habitat required	+0.42	+0.42	Yes
Urban Trees	Individual Trees			+0.04	+0.04	
Grassland	Modified Grassland	Low	Same distinctiveness or better habitat required	+0.05	-0.02	Yes
Sparsely Vegetated Land	Ruderal/Ephemeral			-0.08		
Urban	Introduced Shrub			+0.02		
Total				+0.45	+0.45	

3.3.1.2 Hedgerow Habitats

For hedgerow habitats, the trading rules within the SBM are currently satisfied for each distinctiveness level (see Table 12).

Table 12. Trading Rules – Hedgerow Habitats

Habitat Group	Distinctiveness Group	Trading Rule	Unit Change per habitat	Trading Satisfied?
Native hedgerow	Low / V. Low	Same distinctiveness or better habitat required	0.31	Yes
Total			+0.31	

4. Conclusion

The Proposed Development is predicted to result in a net gain of 16.32% for area habitat units and a net gain of 11.43% for hedgerow units. The Proposed Development, therefore, meets the BNG target of 10% BNG for each habitat type as outlined in Section 1.3. The Veteran tree on Site is being retained and projected.

The outputs of the SBM depend on all retained and enhanced habitats meeting the target conditions, subject to the criteria outlined within SBM User Guide². Habitats would need to be monitored to ensure correct establishment and growth, and remedial action would need to be taken if this does not proceed as expected. Otherwise, the target conditions used in the calculations may not be met, and the predicted biodiversity units might not be achieved.

¹⁶ This only applies to 'Medium' (same broad habitat) and 'Low' (all habitats of equal value) distinctiveness habitats. Habitats of 'High' and above distinctiveness are not grouped together and instead the impact upon these habitats needs to be considered and mitigated for in isolation.

Appendix A Baseline Habitat Plan

Appendix B Post-Development Habitat Plan

Appendix C Habitat Classification Conversions

Landscape Masterplan to UKHab Conversion

Moat House Landscape Masterplan Classification	UKHab Classification
Existing trees and vegetation	Individual Trees – Urban Tree
Proposed trees	Individual Trees – Urban Tree
Shrub planting	Urban – Introduced Shrub
Native hedge planting	Native Hedgerow
Regularly mown grassland	Grassland – Other Neutral Grassland and Grassland – Modified Grassland
Areas of long grass and wildflowers	Grassland – Other Neutral Grassland
Bitumen macadam	Urban – Developed land; sealed surface
Block paving parking bays	Urban – Developed land; sealed surface
PC slab paving	Urban – Developed land; sealed surface
Timber benches	Urban – Developed land; sealed surface
Metal estate railings	Urban – Developed land; sealed surface

Appendix D Habitat Condition Assessments

D.1 Baseline Habitat Condition Assessment

Habitat Ref.	Broad Habitat	Habitat Type	Condition Sheet	Condition Sheet Criteria													Score	Condition
				A /	B /	C /	D /	E /	F /	G /	H /	I /	J /	K	L	M		
				A1	A2	B1	B2	C1	C2	D1	D2	E1	E2					
G1	Grassland	Other Neutral Grassland	6	Y	N	Y	Y	N	N	N	-	-	-	-	-	-	3	Moderate
R1	Sparsely vegetated land	Ruderal / Ephemeral	22	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	3	Good
T1	Individual trees	Urban tree	9	Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	6	Good
T2	Individual trees	Urban tree	9	Y	Y	N	Y	N	Y	-	-	-	-	-	-	-	4	Moderate
H1	Species-rich native hedgerow		8	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	10	Good
LoT1	Line of trees		16	Y	Y	Y	N	Y									4	Moderate

D.2 Post-Development Target Conditions

Broad Habitat	Habitat Type	Condition Sheet	Condition Sheet Criteria													Score	Condition
			A /	B /	C /	D /	E /	F /	G /	H /	I /	J /	K	L	M		
			A1	A2	B1	B2	C1	C2	D1	D2	E1	E2					
Individual Trees	Urban Tree	9	Y	Y	N	Y	N	Y	-	-	-	-	-	-	-	4	Moderate
Urban	Introduced Shrub	N/A	Condition assessment not applicable													N/A	N/A
Native hedgerow		8	Y	Y	Y	Y	N	Y	Y	Y	-	-	-	-	-	7	Good
Grassland	Modified Grassland	5	N	N	Y	Y	Y	Y	Y	-	-	-	-	-	-	5	Poor
Grassland	Other Neutral Grassland	6	N	Y	Y	Y	Y	-	-	-	-	-	-	-	-	4	Poor
Urban	Developed land; sealed surface	N/A	Condition assessment not applicable													N/A	N/A
Urban	Developed land; sealed surface	N/A	Condition assessment not applicable													N/A	N/A
Urban	Developed land; sealed surface	N/A	Condition assessment not applicable													N/A	N/A

Appendix E SBM Calculation

SBM to be included as an attachment.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.44
	<i>Hedgerow units</i>	0.31
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	16.32%
	<i>Hedgerow units</i>	11.43%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

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