Plot 1, Highfield Park, Eversley Road, Arborfield RG2 4PP.



Biodiversity Net Gain Plan

JW Biodiversity Management
Authored by: James Webster

JW Biodiversity Management

Contents

1. Introduction 4
1.1 Project outline 4
1.2 Site Description 4
1.3 Aims of Report 4
1.4 Limitations 5
1.5 Relevant Legislation and Planning Policies 5
2. Biodiversity Net Gain Assessment 6
2.1 Site Visit 6
2.2 Net Gain Assessment 6
2.2.1 Mitigation Hierarchy 6
2.2.2 Statutory Obligations 6
2.2.3 Calculating Units 7
2.2.4 Principles and rules of Biodiversity Metric 7
2.2.5 Rules 8
2.3 Baseline Assessment 9
2.3.1 Habitat Condition 9
2.3.2 Habitat Distinctiveness 9
2.3.3 Strategic Significance 9
3. Proposed Layout 13
4. Biodiversity Net Gain Results 16
4.1 Trading Rules 16
4.2 BNG Results Discussion 17
5. Conclusion 18
6. Appendix 19
6.1 Appendix 1: Habitat Condition Information 19
Other Neutral Grassland 19

Mixed Scrub 20
Woodland 21
6.2Appendix 3: Biodiversity Metric information.....22
Habitats Baseline 22
Habitats Proposed.....22
Habitats Enhanced 22

Job	Plot 1, Highfield Park, Eversley Road, Arborfield RG2 4PP		
Report title	Biodiversity Net Gain Plan		
Version	Final v2		
File reference	RP-BM180726-03		
Author	James Webster MCIEEM,		16/11/2026

1. Introduction

JW Biodiversity Management has been commissioned to carry out a Biodiversity Net Gain Assessment (BNG) of a plot of land located on a wider property near Arborfield. This report will provide a baseline assessment of the site reporting on the current conditions of the habitats present within the Biodiversity Net Gain Metric.

This report follows on from a Preliminary Ecological Assessment conducted by JW Biodiversity Management in 2026[1].

1.1 Project outline

JW Biodiversity management Ltd understands that the project will involve the installation of a static mobile home and access. This development is part of wider proposals to develop plots across the wider property.

1.2 Site Description

The site is part of a wider property located on the corner of Eversley Road and Observer Way on the edge of Arborfield Green. The site is located to the northwest of the property with a narrow section that extends to Eversley Road to the southeast. The site contained areas of horse grazed grassland with pockets of scrub as well as a section of woodland. An overgrown track was located through the narrow section of the site.

The site is located in a relatively rural area on the edge of Arborfield. The wider property is bordered by an existing caravan park to the south, with grassland and woodland located to the north west. The residential areas of Arborfield Green are located to the east of the site. The wider landscape is dominated by areas of woodland and agricultural land.

The site is located within the Wokingham Borough Council Local Planning Authority (LPA) and the Thames Basin Heaths National Character Area (NCA). The site is located at; SU 7599766021.

1.3 Aims of Report

The aim of the BNG assessment is to:

- Provide a baseline assessment of the habitats on the site using the DEFRA metric.
- Provide a predicted score based on proposed habitat creation and enhancement using DEFRA metric.
- Provide suitable long term management recommendations for the site, to ensure habitats reach and maintain their desired condition.

[1] **Plot 1, Highfield Park, Eversley Road, Arborfield RG2 4PP. Preliminary Ecological Assessment. RP-BM180726-01. JW Biodiversity Management Ltd. 02/09/2026.**

1.4 Limitations

The contents of this report are based on a single site visit and a search or the local records bureau. Though the survey and interpretations of the data were carried out by a competent ecologist there may be things that have been overlooked or missed.

The area measurements are based on plans provided by third parties.

1.5 Relevant Legislation and Planning Policies

Relevant legislation implications for this site include;

- The Conservation of Habitats and Species Regulations 2010 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act (NERC Act) 2006;
- Environment Act (2021)



Figure 1: Approx. Assessment area.

2. Biodiversity Net Gain Assessment

2.1 Site Visit

JW Biodiversity management undertook a site visit on the 11th of August 2026. This was to carry out a walk over of the site, determining the basic habitats present and their current condition. This survey was conducted by an experienced and qualified ecologist.

2.2 Net Gain Assessment

A Biodiversity Net Gain Assessment has been conducted using the DEFRA Statutory Biodiversity Metric. This was conducted by a competent and qualified ecologist. The methodology set out in the Statutory Biodiversity Metric User guide was followed[2]. The statutory metric uses habitats, the places in which species live, as a proxy to describe biodiversity. These habitats are converted into 'biodiversity units'. These biodiversity units are the 'currency' of the metric.

A site visit to confirm habitats present, their relative condition (using the DEFRA metric condition assessment sheets) was conducted. This was conducted by an experienced and qualified ecologist who is proficient in the use of the Biodiversity Metric.

2.2.1 Mitigation Hierarchy

The Statutory Biodiversity Metric supports and reinforces the application of the mitigation hierarchy which is an important principle of ecological good practice. Applying the mitigation hierarchy means aiming to retain habitats in situ and avoiding or minimising habitat damage so far as possible, before looking to enhance or recreate habitats. This sequential approach is encouraged by biodiversity metric because it allows overall biodiversity gains to be achieved more easily through the avoidance of on-site habitat losses, rather than relying solely on the creation of new habitat or the enhancement of existing habitat. It works this way because the metric applies multipliers that are based on the risks inherent in creating or restoring habitat, and which are not applicable when existing habitat is safeguarded.

2.2.2 Statutory Obligations

The use of the biodiversity metric does not negate the projects statutory obligations in relation to protected species and habitats.

[2] The Statutory Biodiversity Metric: User Guide. July 2024. DEFRA.

2.2.3 Calculating Units

Biodiversity units are calculated using the size of a parcel of habitat and its quality. The metric uses habitat area (measured in hectares) as its core measurement, except for linear habitats (hedgerows and lines of trees and rivers and streams) where habitat length (measured in kilometres) is used.

To assess the quality of a habitat biodiversity metric scores:

- Habitats of different types, such as woodland or grassland, according to their relative biodiversity value or distinctiveness. Habitats that are scarce or declining typically score highly relative to habitats that are more common and widespread.
- The condition of a habitat. Scoring the biodiversity value of the habitat relative to others of the same type.
- Being 'better' and 'more joined-up' are important facets of habitats that can contribute to halting and reversing biodiversity declines, so the metric also accounts for whether or not the habitat is sited in an area identified, typically in a relevant local strategy or plan, as being of strategic significance for nature.

2.2.4 Principles and rules of Biodiversity Metric

Principles

The Biodiversity metric works under the following principles;

- Principle 1: The metric assessment should be completed by a competent person.
- Principle 2: 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 3: This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
- Principle 4: This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- Principle 5: Biodiversity units are a proxy for biodiversity and should be treated as relative values.
- Principle 6: This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- Principle 7: Habitat interventions need to be realistic and deliverable within a relevant project timeframe.

- Principle 8: Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- Principle 9: The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:
  - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and
  - ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

2.2.5 Rules

The following rules apply to the biodiversity metric;

- Rule 1: The trading rules of this biodiversity metric must be followed.
- Rule 2: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
- Rule 3: To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
- Rule 4: In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

2.3 Baseline Assessment

Baseline assessment scores are calculated using three main criteria.

2.3.1 Habitat Condition

Habitat condition is a measure of the state of a habitat and is used to measure variation between parcels of the same habitat type. Condition is often linked to past management, present management, and land use.

The biodiversity metric provides a list of assessment criteria for each habitat type. The condition of the habitat is then assessed against these criteria; the more criteria present within the habitat the higher the assessed condition. Condition assessment sheets are provided in the appendix. Location of current habitats are shown in figure 2.

2.3.2 Habitat Distinctiveness

Distinctiveness is a measure based on the type of habitat and its distinguishing features. Professional survey is required to determine habitat type.

The biodiversity metric tool automatically assigns distinctiveness category to your selected habitats.

2.3.3 Strategic Significance

The Berkshire Nature Recovery Strategy was reviewed[3].

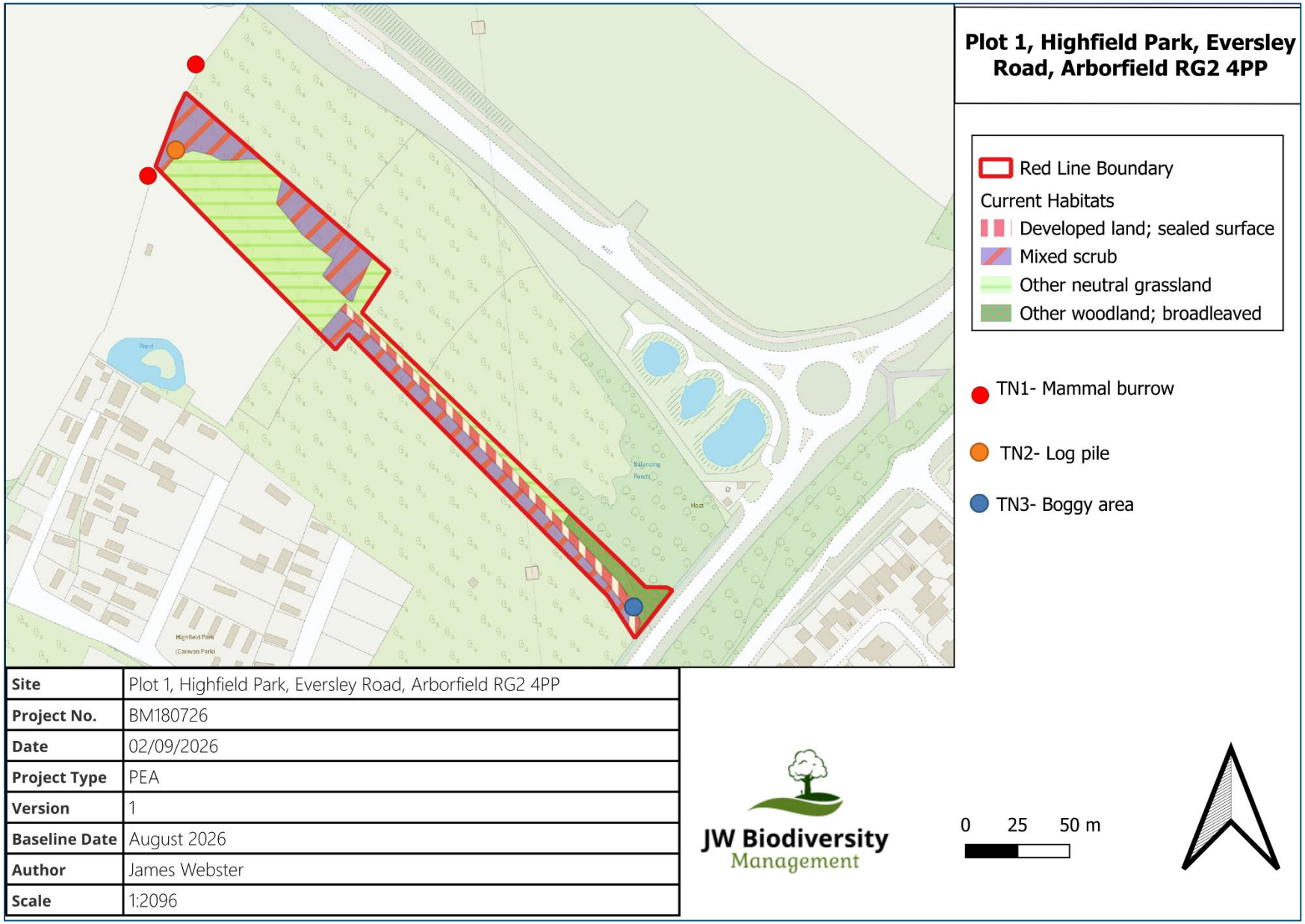
The table below describes the habitats on site and their condition.

[3] Berkshire's Local Nature Recovery Strategy | RBWM Together

Habitat	Size (Ha)	Habitat Description	Strategic Significance	Condition	Distinctiveness
Developed land; sealed surface	0.058	A section of existing hardstanding was located in the narrow section of the site towards the north and southwest of the site. This was becoming overgrown with vegetation.	Low	N/A	V. Low
Other neutral grassland	0.3704	Areas of grassland were located across the site. The largest area was located to the northwest of the site. The grassland contained a relatively short sward and was located on the edge of the scrub witch some patches of scrub within the grassland. Species found include; Tufted hairgrass (*Deschamsia cespitosa),* colonial bentgrass (*Agrostis capillaris),* perennial ryegrass (*Lolium perenne),* red fescue (*Festuca rubra),* yorkshire fog (*Holcus lanatus),* cocksfoot (*Dactylis glomerata),* dyers weed (*Reseda luteola),* false mayweed (*Tripleurospermum maritimum),* common selfheal (*Prunella vulgaris),* creeping buttercup (*Ranunculus repens),* creeping cinquefoil (*Potentilla reptans),* guernsey fleabane (*Erigeron sumatrensis),* common fleabane (*Pulicaria dysenterica),* bristly oxtongue (*Helminthotheca echioides),* broad-leaved dock (*Rumex obtusifolius),* common verbena (*Verbena officinalis),* common horsetail (*Equisetum arvense),* smooth hawksbeard (*Crepis capillaris),* white clover (*Trifolium repens),* sweet clover (*Melilotus indicus),* broad-leaved plantain *(Plantago major),* narrow-leaved plantain (*Plantago lanceolata),* yarrow (*Achillea millefolium),* ragwort (*Senecio jacobaea),* wild carrot (*Daucus carota)*, field bindweed, (*Convolvulus arvensis)*, spear thistle (*Cirsium vulgare)*, creeping thistle (*Cirsium arvense)*, mullein (*Verbascum Thapsus)*, mugwort (*Artemisia vulgaris)*, drooping sedge (*Carex pendula),* teasel (*Dipsacus fullonum)*, lesser burdock (*Arctium minus).* The grassland areas have potential to support protected and notable species.	Low	Poor	Medium
Mixed Scrub	0.3056	Patches of scrub were located across the site. The largest area was in the northern section of the site on the edge of the grassland. Scrub was also located on the southwestern edge of the track, this was particularly dense in the southern section. The area to the north was more of a mosaic of scrub with dense and scattered patches mixed in with the grassland. Species found included; Bramble (*Rubus fruticosus),* common bryony (*Bryonia cretica),* nettle (*Urtica dioica)*, hawthorn (*Crataegus monogyna)*, blackthorn (*Prunus spinosa)*, dog rose (*Rosa canina)*, elder (*Sambucus nigra)*, dogwood (*Cornus sanguinea)*, butterfly bush (*Buddleia davidii)*, bracken *(Pteridium*	Low	Poor	Medium

Habitat	Size (Ha)	Habitat Description	Strategic Significance	Condition	Distinctiveness
		aquilinum), hedge bindweed (*Calystegia sepium),* drooping sedge (*Carex pendula).*			
Other woodland; broadleaved	0.055	A small area of woodland was located in the southeast corner of the site, this was part of a woodland block that extended northwards to the adjacent balancing ponds. A section of this had become boggy due to a mains water leak. The woodland contained the following species; Goat willow (*Salix caprea),* Juniper (*Juniperus phoenicea),* turkey oak (*Quercus cerris),* english oak (*Quercus robur),* field maple (*Acer campestre)*, sycamore (*Acer pseudoplatanus)*, silver birch (*Betula pendula).* The understorey and ground flora contained; hawthorn (*Crataegus monogyna)*, blackthorn (*Prunus spinosa),* coltsfoot (*Tussilago farfara),* hemlock water-drop (*Oenanthe crocata)*, bittersweet (*Solanum dulcamara)*, bramble (*Rubus fruticosus)*, nettle (*Urtica dioica).*	Low	Poor	Medium
		Baseline Habitat score:	2.92 Habitat units		

Table 1: Summary of habitats on site.



Site	Plot 1, Highfield Park, Eversley Road, Arborfield RG2 4PP
Project No.	BM180726
Date	02/09/2026
Project Type	PEA
Version	1
Baseline Date	August 2026
Author	James Webster
Scale	1:2096

Figure 2: Current habitat layout.

3. Proposed Layout

The proposed layout of the site is shown in the appendix. As can be seen the proposed development will impact the majority of the site. The development will involve thee installation of several static caravans in the northwestern rectangular area along with areas of hardstanding. The central track area will be expanded across the central area.

It is recommended that an area of the existing habitats be retained and enhanced. This will help with the delivery of the BNG target as well as demonstrating that efforts to protect and enhance biodiversity on site, an important component of the BNG legislation. As is shown on the proposed habitat layout areas of scrub will be retained and enhanced to the northwest of the site. It is also proposed to create new areas of scrub along the southwestern and eastern of the rectangular area. These areas will help to provide areas for wildlife as well as helping to screen the development and provide connectivity.

These scrub habitats will be enhanced by increasing the native floral diversity and controlling non-native invasive species. Increasing structural diversity and the habitat mosaic will also be targeted.

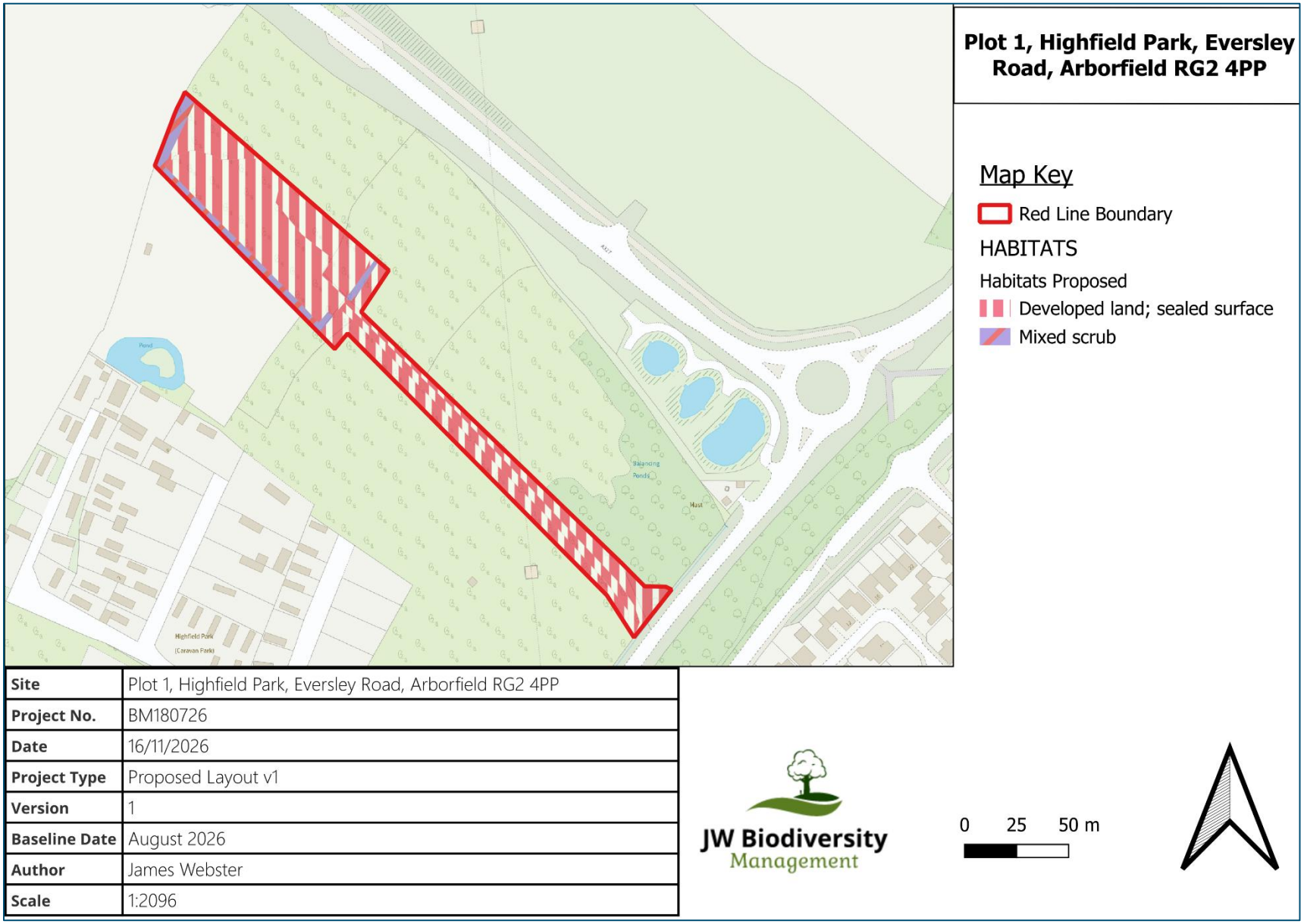


Figure 3: Baseline condition and distinctiveness.

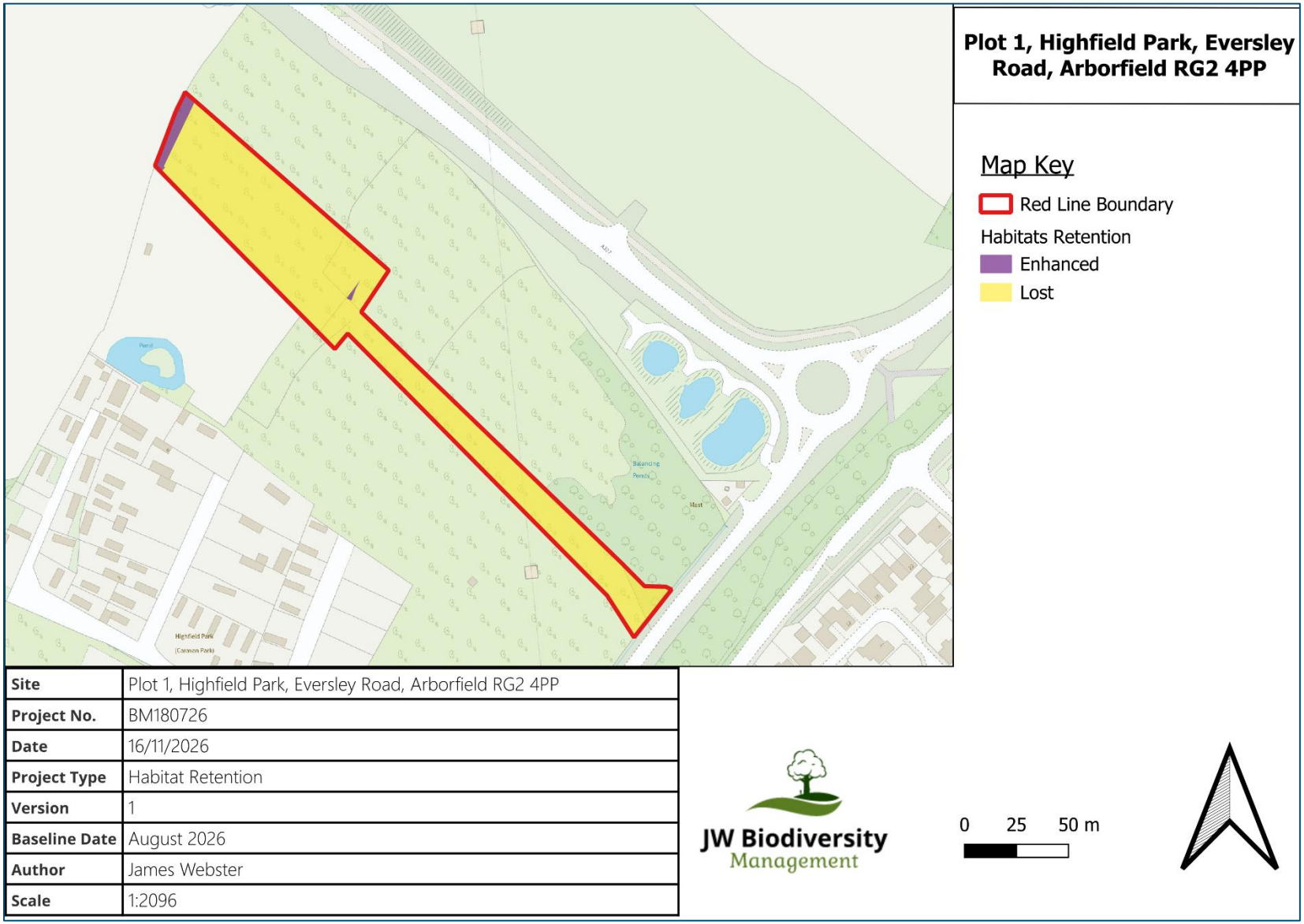


Figure 4: Habitats retained

4. Biodiversity Net Gain Results

The table below provides a summary of the headline results. As can be seen the proposed layout will result in a -83.81% net loss in habitat units. Therefore, the target for net gain has not been met.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-2.45
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-83.81%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Table 2: Summary of BNG Results.

4.1 Trading Rules

The trading rules set 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.

The trading rules have not been satisfied.

4.2 BNG Results Discussion

The proposed layout design will result in a net loss in habitat units. Therefore, the required net gain has not been met on site. The target for hedgerow units has been met.

To meet the required net gain the following broad options are recommended, or a combination there of.

- Re design the layout- re design layout to include additional habitats on site. Due to the size of the site and the proposed use of the site this is not likely to be feasible.
- Off-site units- purchase off site units from a habitat bank. Purchasing off site units from a habitat bank will help to achieve the required net gain.

Due to the size of the site and the nature of the development it is likely that off-site units will be the easiest option for this project.

A deficit of **2.74** habitat units is required. These should be obtained from a suitable habitat bank that is within the same LPA (Wokingham Borough Council) and/or NCA (Thames Basin Heaths) as the site.

5. Conclusion

The Biodiversity Net Gain assessment for Plot 1, Highfield Park, Eversley Road, Arborfield identifies a baseline value of 2.92 habitat units. The site comprises developed land with sealed surfaces, other neutral grassland, mixed scrub and broadleaved woodland, with the grassland, scrub and woodland assessed as being in poor condition.

The proposed development would result in a net loss of 83.81% in habitat units. Although the proposals include the retention and enhancement of existing scrub and the creation of additional scrub, the required biodiversity net gain would not be achieved on site and the habitat trading rules have not been satisfied.

Further measures are therefore required to address the habitat unit shortfall. Options include revising the layout to retain or create additional habitats and securing off-site biodiversity units, or a combination of these approaches. Given the site constraints and proposed use, the report identifies off-site provision as the most practicable option, with a requirement for 2.74 habitat units from a suitable habitat bank within Wokingham Borough Council's area and/or the Thames Basin Heaths National Character Area.

The outstanding unit requirement and unsatisfied trading rules remain to be addressed before the assessment can demonstrate that the required biodiversity net gain has been achieved. Retained, enhanced and newly created habitats should be subject to suitable long-term management to achieve and maintain their intended condition.

6. Appendix

6.1 Appendix 1: Habitat Condition Information

Other Neutral Grassland

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.**	N	Mostly poor qulity grazed grassland
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.	Y	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	N	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	
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.	N	Invasive speices present
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	N	
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	N	
	Number of criteria passed	2	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	X

Mixed Scrub

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	N	Bramble dominated.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	N	Invasive speices present
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	
	Number of criteria passed		2

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	X

Woodland

Condition Assessment Criteria						
Indicator		**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**	**Notes (such as justification)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	1	Nearly all young trees
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	2	
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	1	
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	2	
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	2	
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	1	
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	1	
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	2	
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	1	
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1	
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	1	
				Total Score (out of a possible 39)	17	

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

6.2Appendix 3: Biodiversity Metric information

Habitats Baseline

Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline							
Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
Grassland	Other neutral grassland	No	0.3703	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	1.48	0	0	0.00	0.00	0.37	1.48
Heathland and shrub	Mixed scrub	No	0.2821	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	1.13	0	0	0.00	0.00	0.28	1.13
Heathland and shrub	Mixed scrub	No	0.0234	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.09	0	0.0234	0.00	0.09	0.00	0.00
Urban	Developed land; sealed surface	No	0.0833	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00	0	0	0.00	0.00	0.08	0.00
Woodland and forest	Other woodland; broadleaved	No	0.055	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.22	0	0	0.00	0.00	0.06	0.22
	Total habitat area		0.81					2.92	0.00	0.02	0.00	0.09	0.79	2.83
	Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		0.81											

Habitats Proposed

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty multipliers	Habitat units delivered
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	
Heathland and shrub	Mixed scrub	0.045	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.30
Urban	Developed land; sealed surface	0.1328	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00
Urban	Developed land; sealed surface	0.6129	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00
	Total habitat area	0.79							0.30

Habitats Enhanced

	Baseline habitats	Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal risk multiplier		Difficulty risk multipliers	Habitat units delivered
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change				Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	
3	Heathland and shrub - Mixed scrub	Heathland and shrub	Mixed scrub	Medium - Medium	Poor - Moderate	0.0234	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.17
					Total habitat area	0.02							0.17