Biodiversity Net Gain Summary Report

Site: Wood End Farm, RH11 0LE

Planning Ref: DC/25/1121

Prepared by: Sentry (Jess Millbank)

Date: 27 October 2025

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Issue Date		05/11/2025

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1. SUMMARY

It is considered that the development if granted, would be subject to minimal levels of the biodiversity gain condition.

Based on the Statutory Defra Biodiversity Metric (published 12.02.2024), and accompanying habitat condition assessments provided at Appendix A, the pre-development biodiversity value of the onsite habitats is summarised as follows:

Pre-Development Baseline Units	
Habitat Units	0.26
Hedgerow Units	3.16
Irreplaceable Habitats	None

It is noted that there has been recent planting of a species-rich native hedgerow (h2a5), as this was done prior to the current planning request it has to be assessed as part of the pre-development biodiversity value, rather than including it as a post-development improvement.

The barn footprint lies partly on pre-existing developed agricultural hard standing and grassland previously holding a historic manure heap. The surrounding grassland is under GS2: Managed grassland with low inputs. No GS2 grassland is lost to the shed area. A light-touch enhancement strategy is proposed, including hedgerow creation, tree planting and grass margin enhancement.

Based on the Statutory Defra Biodiversity Metric calculation, the proposed development will result in an overall change in Habitat Units to +18.83% (+0.04 Habitat Units), a change in Hedgerow units to +12.71% (+0.40 Hedgerow Units). Trading rules were also satisfied.

The proposal therefore achieves the 10% net gain target required by the Environment Act (2021) on-site and this can be secured via the pre-commencement 'Biodiversity Gain Condition'.

All subsequent landscape plans / strategies submitted for approval must have due regard to habitat prescriptions provided within the user comments section of BNG metric to ensure that the targeted habitat and conditions will be achieved.

Recommendations	
Individual Trees – Urban Tress	To mitigate losses and achieve 10% net gain the recommendation is to plant a minimum of 2 native trees within the newly established hedgerow (UKHab 202 Young Tress -Planted). Existing trees on site are Oak.
Hedgerow creation – Native hedgerow	To achieve the 10% net gain needed the hedgerow index can be increased by planting 0.06km of native hedging. Include species such as Hawthorn, Blackthorn, Hazel, Blackberry and Oak. In keeping with the current hedges onsite (UKHab h2a5 Species-Rich Native hedgerow).
Grassland Enhancement - grass verges	To mitigate losses and achieve the 10% net gain needed, ensure that ongoing monitoring of sward height and vegetation stays varied. Leaving an uncut buffer by the hedge will allow for this.

Figure 1: Extract of BNG Metric showing Final Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.04
	Hedgerow units	0.40
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	18.83%
	Hedgerow units	12.71%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.22	0.24	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	3.16	3.48	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

APPENDIX A – HABITAT CONDITION ASSESSMENTS

h2a5 – Species-rich native hedgerow

Compromised of Hazel (Corylus avellana), Dogwood (Cornus sanguinea), Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Blackberry (Rubus fruitcosus), English Ivy (Hedera helix), Sweetbriar (Rosa rubiginosa). 1-1.8m wide and 1.8-2.5m high.

No base or canopy gaps within the species-rich native hedge (without trees), a gap of 2m's that has been filled with newly planted hedging can be seen along the sections of species-rich native hedgerow with trees, some gaps within the newly planted hedgerow as expected with a newly planted hedge.

To site side the ground is disturbed by cutting and management of the track access. No invasive species is present. There were individual trees present within a section of the hedge, these were seen as Common Oak (Quercus robur), there were 3 individual trees present within the hedgerow.



Figure 2: h2a5 – Species-rich native hedgerow (H1)

H2 sites to the west of the side across a length of 0.09km. This length has 3 mature individual trees within the hedgerow, whose canopies do not quite touch. The canopy shades the ground directly below and covers the access track.



Figure 3: h2a5 – Species-rich native hedgerow with trees (H2)



Figure 4: h2a5 – Species-rich native hedgerow with trees (showing gap) (H2)



Figure 5: h2a5 – Species-rich native hedgerow (H1)



Figure 6: h2a5 – Species-rich native hedgerow (H1)

H3 is located to the east of the site, opposite the access track to the mature hedgerows and has recently been planted (site enhancement). The ground canopy has more shrubbery seen throughout the length of the hedge base than the mature hedge but has still seen significant disturbance at ground level.



Figure 7: h2a5 – Newly planted Species-rich native hedgerow (H3)

Hedgerow Condition Assessment			H1
A1	Height	>1.5m average along length	Pass
A2	Width	>1.5m average along length	Pass
B1	Gap – Hedge base	Gap between ground and base of canopy <0.5m for >90% length	Pass
B2	Gap – Hedge Canopy Continuity	Gaps make up <10% of total length and no canopy gaps >5m	Pass
C1	Undisturbed Ground and perennial vegetation	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length and is present on at least one side of hedge at least	Fail
C2	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of area of undisturbed ground	Fail
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Pass
D2	Current Damage	>90% of hedgerow of undisturbed ground is free of damage caused by human activities	Pass
Condition Score			Moderate

Table 1: Hedgerow Condition Assessment Table H1

Hedgerow Condition Assessment			H2
A1	Height	>1.5m average along length	Fail
A2	Width	>1.5m average along length	Pass
B1	Gap – Hedge base	Gap between ground and base of canopy <0.5m for >90% length	Pass
B2	Gap – Hedge Canopy Continuity	Gaps make up <10% of total length and no canopy gaps >5m	Pass
C1	Undisturbed Ground and perennial vegetation	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length and is present on at least one side of hedge at least	Fail
C2	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of area of undisturbed ground	Pass
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Pass
D2	Current Damage	>90% of hedgerow of undisturbed ground is free of damage caused by human activities	Pass
E1	Tree Class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	Fail
E2	Tree Health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Pass
Condition Score			Moderate

Table 2: Hedgerow with trees Condition Assessment Table H2

Hedgerow Condition Assessment			H3
A1	Height	>1.5m average along length	Fail
A2	Width	>1.5m average along length	Pass
B1	Gap – Hedge base	Gap between ground and base of canopy <0.5m for >90% length	Pass
B2	Gap – Hedge Canopy Continuity	Gaps make up <10% of total length and no canopy gaps >5m	Pass
C1	Undisturbed Ground and perennial vegetation	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length and is present on at least one side of hedge at least	Fail
C2	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of area of undisturbed ground	Pass
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Pass
D2	Current Damage	>90% of hedgerow of undisturbed ground is free of damage caused by human activities	Pass
Condition Score			Moderate

Table 3: Hedgerow Condition Assessment Table H3

g4 – Modified grassland

Whilst the wider field parcel is entered into Countryside Stewardship as GS2 Low Input Grassland, field survey results indicate that the existing sward reflects an agriculturally modified grassland community rather than species-rich neutral grassland. The vegetation comprises a low-diversity sward dominated by perennial ryegrass (Lolium perenne), meadow grass (Poa annua) and cocksfoot (Dactylis glomerata), with frequent white clover (Trifolium repens) and nutrient-indicator/sub-optimal species such as greater plantain (Plantago major), curly dock (Rumex crispus), bristly oxtongue (Helminthotheca echioides), common nettle (Urtica dioica) and creeping thistle (Cirsium arvense), alongside occasional meadow buttercup (Ranunculus acris). Species richness was recorded at <6 species/m², with evidence of nutrient enrichment and grazing influence consistent with historically improved agricultural grassland.

This aligns with UKHab 'Modified Grassland (g4)', typically characterised by low botanical diversity, dominance of competitive grasses, and the presence of nutrient and disturbance indicator species, even where lower-input management (e.g. GS2) is currently being implemented. The habitat is

therefore, recorded as Modified Grassland – Poor condition for the purposes of the statutory metric, reflecting observed conditions rather than scheme designation alone. As well as there not being >6 species (inclusive of 2 or more forbes) per m^2.

The proposed barn footprint lies half on compacted hardcore associated with historic manure storage, showing minimal vegetation regrowth dominated by ruderal species, and half on Modified grassland. As such, parts of this area meet the definition of Artificial unvegetated – unsealed surface land (u1c) and does not constitute grassland habitat. A small area of g4, modified grassland, will be lost, but due to the condition being classified as poor then this will have minor significance.



Figure 8&9: Modified grassland within the main field (G2)



Figure 10&11: Area of proposed planning that falls within g4 – modified grassland, where a historic muck head has been stored (G1)



Figure 12&13:Corners of the muck heap grounds, about 10% of the coverage (G1)

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Grassland Condition Assessment (Moderate Grassland)		G1
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.**	Fail
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Pass
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. maybe present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Fail
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Fail
F	Cover of bracken Pteridium aquilinum is less than 20%.	Pass
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA4).	Pass
Condition Score		Poor
Footnote 1 – Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens and cow parsley Anthriscus sylvestris.		

Table 4: g4 – Modified grassland (G1)

Grassland Condition Assessment (Moderate Grassland)		G2
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.**	Fail
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Pass
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. maybe present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Pass
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Pass
F	Cover of bracken Pteridium aquilinum is less than 20%.	Pass
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA4).	Pass
Condition Score		**Poor**
Footnote 1 – Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens and cow parsley Anthriscus sylvestris.		

Table 5: g4 – Modified grassland (G2)

u1c - Artificial unvegetated – unsealed surface land

This area has historically had hard standing / gravel laid down before being used as the base for a muck heap. As the gravel is not impermeable there has been some growth through, however as there is evidence of the hard standing it has been decided that a portion of this area will fall under the urban u1c classification.



Figure 14: Artificial unvegetated – unsealed surface land (u1c)



Figure 15: Artificial unvegetated – unsealed surface land (u1c) showing regrowth

APPENDIX B – BASELINE UKHABS PLAN

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Site Plan
Habitat Classification UKHab Pre-Development

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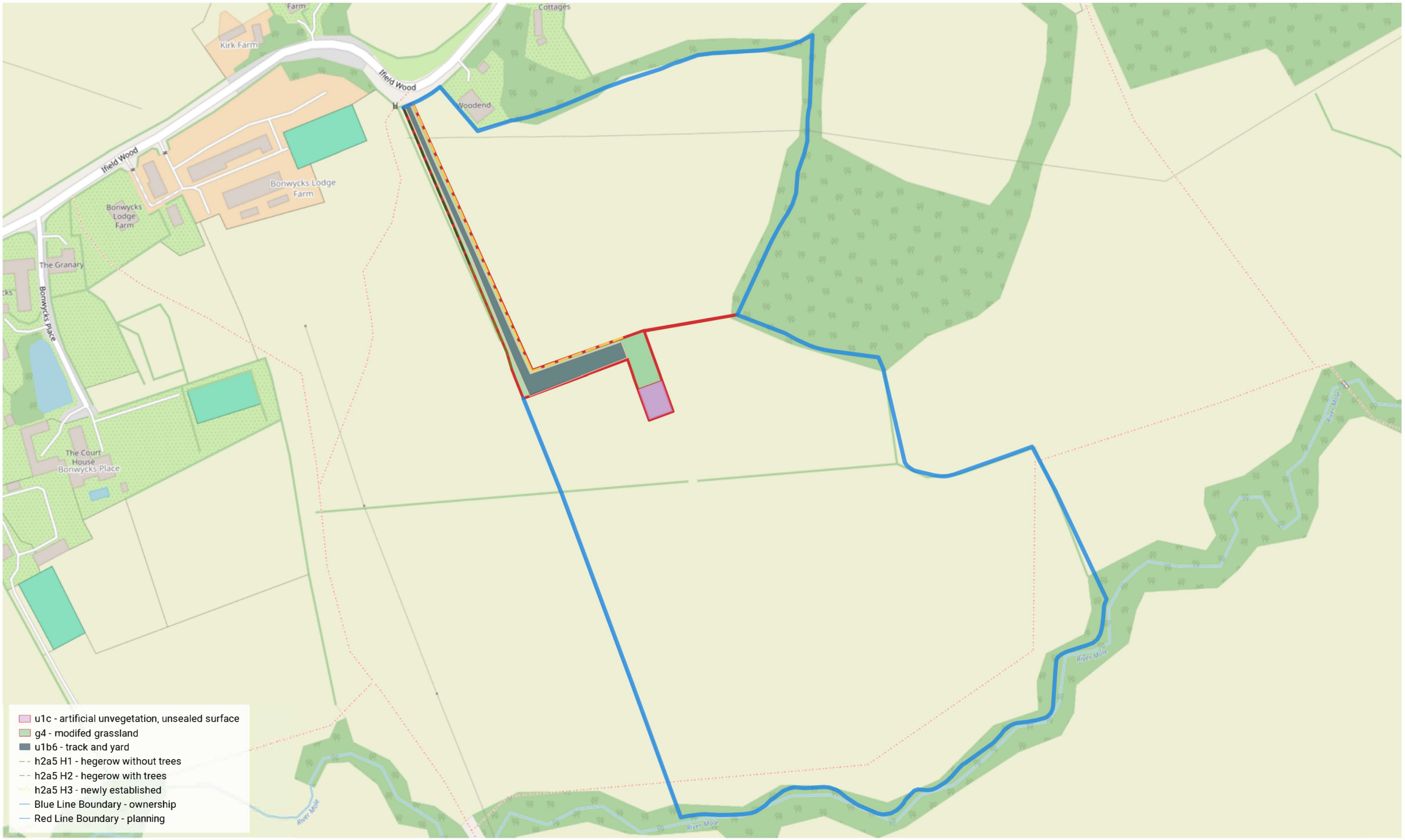

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50 m
Scale 1:1871 (at A3)

N

APPENDIX C – POST-DEVELOPMENT UKHABS PLAN

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Site Plan
Habitat Classification UKHab Post-Development

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50 m
Scale 1:1871 (at A3)

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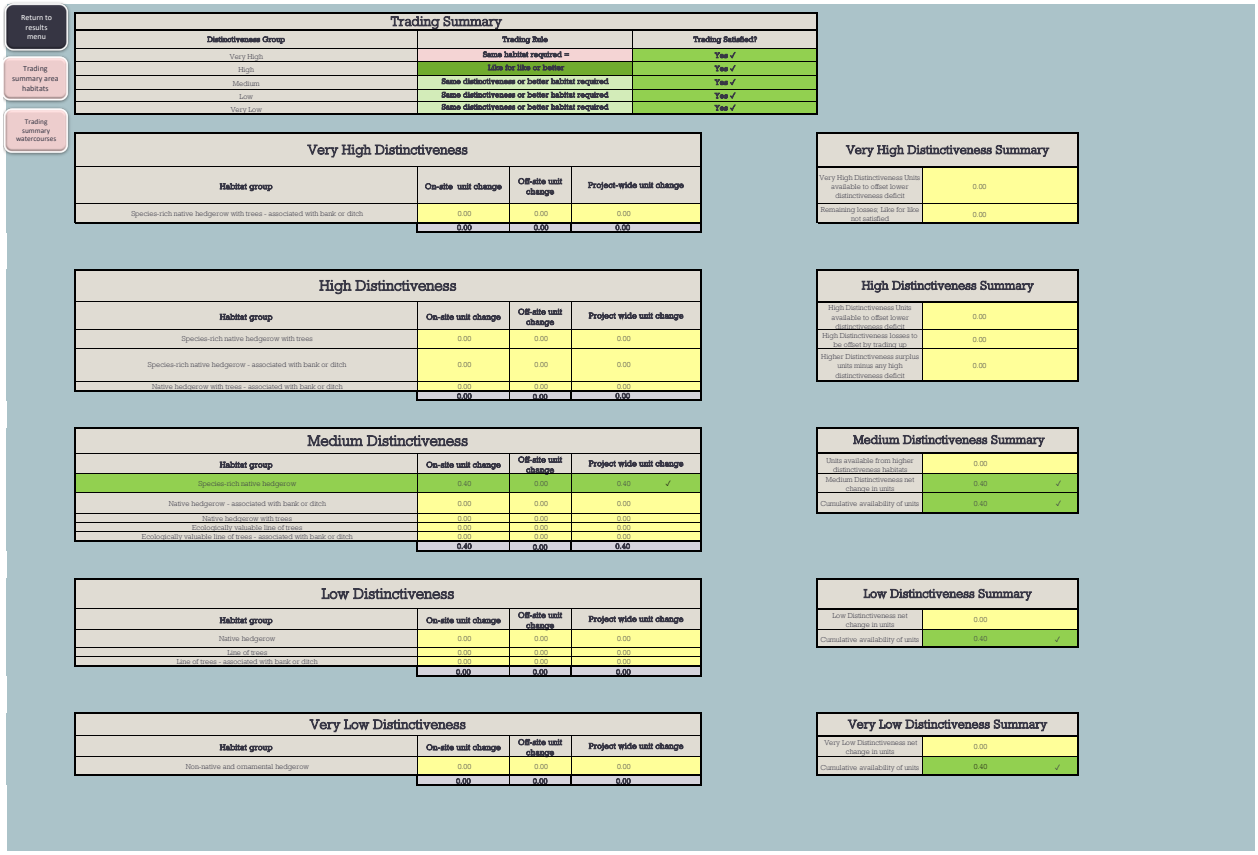
APPENDIX D – METRIC CALCULATIONS



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Trading summary area habitats

Trading summary watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

Very High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses: Like for like not satisfied	0.00

High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset by trading up	0.00
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00

Medium Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	0.40	0.00	0.40 ✓
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.40	0.00	0.40

Medium Distinctiveness Summary

Units available from higher distinctiveness habitats	0.00	
Medium Distinctiveness net change in units	0.40	✓
Cumulative availability of units	0.40	✓

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness Summary

Low Distinctiveness net change in units	0.00	
Cumulative availability of units	0.40	✓

Very Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	0.00	0.00	0.00
	0.00	0.00	0.00

Very Low Distinctiveness Summary

Very Low Distinctiveness net change in units	0.00	
Cumulative availability of units	0.40	✓

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Trading summary hedgerows
Trading summary watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire(1) (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/Replacement for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.00
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and screes	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.02	0.00	0.02	0.02 ✓
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		0.02	0.00	0.02	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.02	✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00	
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.00	

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	0.02	0.00	0.02 ✓
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.00	0.00	0.00
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		0.02	0.00	0.02

Low Distinctiveness Summary

Units available to offset Low Distinctiveness deficit	0.02	✓
Low Distinctiveness net change in units	0.02	✓
Cumulative surplus of units	0.04	✓