



Wates Development

Land North of Melton Drive, Storrington

Biodiversity Net Gain Assessment

2486771

APRIL 2025

RSK GENERAL NOTES

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EXECUTIVE SUMMARY

1. This document has been prepared by RSK Biocensus, on behalf of Wates Development, to present the results of a Biodiversity Net Gain (BNG) assessment for the proposed works at Melton Drive, Storrington, RH20 4LU (site central grid reference TQ 08934 15297). The proposed works comprise a housing development of 62 units.
2. The BNG assessment uses the results of a UK Habitat Classification (UKHab) survey undertaken at the site during August 2021 & November 2023, to determine the habitats present on site before construction and to provide each habitat with a biodiversity value using the Statutory Biodiversity Metric. The biodiversity value of each habitat present on site is then totalled to provide an overall biodiversity value of the site before construction.
3. Proposed habitat changes after construction, based on an illustrative landscape masterplan and BNG plan provided by SLR and Wates Development, are also provided a biodiversity value using the Statutory Biodiversity Metric. The biodiversity value for each habitat that will be present on site after construction is totalled and then compared against the total biodiversity value of habitats present before construction to provide an indication of the net change in biodiversity value as a result of the proposed development.
4. The Statutory Biodiversity Metric measures biodiversity value of habitats in 'biodiversity units' and this BNG assessment follows the methods set out in the Statutory Biodiversity Metric user guide. A habitat is assigned a biodiversity unit score by considering its area (or length), distinctiveness, condition and strategic significance.
5. The full biodiversity assessment calculation can be found in the accompanying Excel document '2486771 Melton Drive - Statutory Metric Apr25' ; however, screenshots of the main results tables are presented here in Appendix A, for convenience.
6. The condition assessments for all habitats present before construction are listed in Appendix B. This includes any deviation from standard guidance, assumptions and justifications for habitat classification and condition.
7. The site was found to comprise a total of seven different habitats including Other neutral grassland, lowland mixed deciduous woodland and native species rich hedgerow. This results in a baseline of 19.36 area habitat biodiversity units and 2.58 hedgerow biodiversity units. Three veteran trees are present onsite and will be retained.
8. Post-development plans include four retained habitats, two enhanced habitats and seven newly created habitats, totalling 15.33 area habitat biodiversity units and 6.77 hedgerow biodiversity units
9. This BNG assessment thus concludes that the current proposed development will result in a net change of -4.03 area habitat biodiversity units and +4.19 hedgerow biodiversity units. This equates to a -20.83% net deficit in habitat areas and 162.48% net gain in hedgerow length.
10. Habitat trading rules not been met, 7.90 medium distinctiveness grassland units are required. Due to limited space, it is not possible to satisfy the grassland loss on-site.
11. To achieve a 10% biodiversity net gain, habitat area units will need to be purchased from an offsite provider. As this is to support outline planning application, details of the provider

are not confirmed. Details of an offsite provider will need to be included at discharge of reserved matters.

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1 INTRODUCTION

1.1 Purpose of this Report

- 1.1.1 This document has been prepared by RSK Biocensus, on behalf of Wates Development ('the Applicant') to present the results of a Biodiversity Net Gain (BNG) assessment for the proposed housing development ('the Proposed Development') at land North of Melton Drive, Storrington ('the Application Site'). This report is being used to support an outline Planning application.
- 1.1.2 The document provides:
- a detailed methodology, including assumptions, for undertaking the BNG assessment;
 - the baseline biodiversity value of habitats within the Application Site prior to construction;
 - the likely biodiversity value of habitats within the Application Site post-development based on the current design information; and
 - the relative biodiversity change of habitats within the Application Site after construction compared with before construction, determining whether the Proposed Development has achieved a 10% net gain in biodiversity.

1.2 Ecological Context

- 1.2.1 The site is located on the northern edge of the village of Storrington (central grid reference of the site is TQ 08934 15297, see Figure 1 – Site Location), which is a village on the southern edge of Natural England's Wealden Greensand National Character Area. This character area is noted for important habitats including fragments of lowland heath, extensive ancient woodland, pasture, ponds, and wetlands. The landscape surrounding the proposed development site is characterised by a patchwork of agricultural fields enclosed by hedges and interspersed with urban development.
- 1.2.2 The main part of the site (i.e. the land to the north of Melton Drive) was formerly an arable field. The field has been left and now forms other neutral grassland (under the UKHab classification). The northern boundary is a species-rich hedgerow, and in the north-east corner there is a plantation woodland dominated by conifers. The site also includes a footpath to the south-west of Melton Drive off Fryern Road and a track, which used to be a drover's road to the north of the site.

1.3 Policy context

- 1.3.1 The primary aims of the BNG process are for developments to secure a measurable improvement in habitat for biodiversity, to minimise biodiversity losses and to help to restore ecological networks whilst streamlining development processes. BNG does not replace other existing legislation and policy for nature conservation. The below legislation and policy provide the context behind the need to achieve BNG.

The Environment Act

- 1.3.2 The Environment Act 2021 mandates a statutory requirement for developments to deliver a minimum 10% BNG which has been mandatory from February 2024.

Town and Country Planning Act

- 1.3.3 Schedule 7A of the Town and Country Planning Act 1990 (as amended) mandates a statutory requirement for developments to deliver a minimum 10% BNG which has been mandatory from February 2024.

National Planning Policy Framework

- 1.3.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied by Local Authorities within their Local Development Frameworks (LDF). The revised National Planning Policy Framework was published on 5 September 2023 (Department for Levelling Up, Housing and Communities, 2023).
- 1.3.5 Chapter 15 of the NPPF 'Conserving and enhancing the natural environment' sets out the requirements to consider BNG in planning decisions. Paragraph 170 states: "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*"

2 METHODS

2.1 Introduction

- 2.1.1 This BNG assessment has been carried out as a desk-based exercise and has been undertaken by a competent person in accordance with best practice¹ (Andrew Oliver, Consultant Ecologist).
- 2.1.2 The results of UK Habitat Classification (UKHab) surveys carried out within the Application Site by RSK Biocensus in August 2021 & November 2023 has been used to determine the biodiversity value of habitats within the Application Site before construction (Figure 2).
- 2.1.3 The landscape plans provided by SLR on behalf of the Applicant for the Proposed Development have been used to determine the biodiversity value of habitats within the Application Site after construction.
- 2.1.4 The primary documents consulted as part of this assessment include:
- 2482309 – Preliminary Ecological Appraisal Report (RSK Biocensus, 2023)
 - Proposed development plan provided by client: Indicative Landscape Master Plan (SLR, 2025)

2.2 Biodiversity Assessment Methods

- 2.2.1 This assessment was undertaken in line with guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM, 2021).
- 2.2.2 To calculate the baseline values for the Application Site, and assess any changes arising from the Proposed Development, this study uses methods set out the Statutory Biodiversity Metric (hereafter 'the Metric') user guide (Defra, 2024). The Metric measures biodiversity value for habitats in 'biodiversity units' (BUs)².
- 2.2.3 The Metric is designed to quantify losses and gains of biodiversity as a result of proposed development or land management to inform and improve planning, design, land management and decision-making. The Metric uses habitats and as a proxy to describe biodiversity.
- 2.2.4 The Metric can calculate biodiversity value of:
- existing habitats;
 - habitat enhancement; and
 - habitat creation.

¹ A competent person has the knowledge and skills to perform specified tasks to complete and review biodiversity metric calculations. This is obtained through training, qualifications, experience, or a combination of them. Competency is aligned with the British Standard '*Process for designing and implementing biodiversity net gain* (BS 8683:202)'.

² 'Biodiversity units' are used to describe relative biodiversity value. There are three types of biodiversity units: area habitat units, hedgerow units and watercourse units. Each of these are calculated in separate 'modules' of the biodiversity metric.

- 2.2.5 The Metric can calculate different types of BUs. There are three types of biodiversity units, which are calculated in three separate 'modules' of the Metric. These are:
- area habitat units (e.g. woodland, grasslands, wetlands);
 - hedgerow units (e.g. hedgerows and lines of trees); and
 - watercourse units (e.g. culverts, canals, wet ditches, rivers and streams).
- 2.2.6 Consequently, a site can have three biodiversity unit values, which are assessed using the Metric, but which cannot be summed together or traded between.
- 2.2.7 The area or length of a habitat is multiplied by several factors in the Metric (called multipliers) that indicate its quality and value (distinctiveness, condition and strategic location), and this provides its BU value.
- 2.2.8 In addition, for those habitats that are to be created or enhanced, the risk of failure is accounted for by applying multipliers for risk factors (difficulty, time to target condition, and off-site risk).
- 2.2.9 A brief description of the different multipliers contained within the Metric are detailed below in Table 1.

Table 1 – Statutory Biodiversity Metric multipliers and their explanations

Biodiversity Metric multiplier	Explanation
Habitat distinctiveness	A measure based on the type of habitat and its distinguishing features. This includes: • consideration of species richness and rarity; • the extent to which the habitat is protected by designations; and • the degree to which a habitat supports species rarely found in other habitats.
Habitat condition	A measure of the habitat against its ecological optimum state. Condition is a way of measuring variation in the quality of patches of the same habitat type.
Strategic significance	Describes the local significance of the habitat based on its location and the habitat type.
Difficulty	A measure which represents the uncertainty in the effectiveness of management techniques used to enhance or create habitat.
Time to target condition	The average time taken between starting creation or enhancement of habitats and that habitat reaching its target condition or distinctiveness.
Spatial risk	Spatial risk represents the relationship between the location of biodiversity loss (on-site) and where the off-site habitat is being delivered. This is applied to off-site interventions only.
Riparian zone encroachment	A measure of any feature or intervention within the riparian zone that reduces the quantity, quality or ecological function of the riparian habitat.
Watercourse encroachment	A measure of any feature that adversely affects the natural function of the watercourse, or results in localised changes in habitat, species and migratory pathways.

2.3 Limitations and Assumptions

- 2.3.1 Baseline measurements are based on the areas taken from the Geographical Information System (GIS) maps created for the site. Whilst every effort is made to be as accurate as possible, habitats are mapped based on surveyor notes, using base maps and aerial imagery to assist, and therefore there will be a degree of inaccuracy within the measurements used.
- 2.3.2 Assumptions have been made that the habitats proposed are feasible with respect to factors such as soil type, geology and hydrology.
- 2.3.3 Post development areas have been approximated from plans and the specific UKHab habitat types inferred from these plans.
- 2.3.4 Whilst the financial cost of creating the proposed habitats, maintaining and managing them has been considered with regards to feasibility of the approach, it has not been quantified and therefore the client will need to consider this to ensure proposals are realistic.
- 2.3.5 It is assumed that land ownership and management will be determined prior to any habitat losses taking place and that a suitable Habitat Management and Monitoring Plan will be in place to ensure the habitats proposed are achieved and properly managed for the long term.

3 BIODIVERSITY ASSESSMENT

3.1 Overview

- 3.1.1 To calculate the overall biodiversity accounting position for the Proposed Development, the BU values for the existing habitats (pre-development) and the proposed newly created/enhanced habitats (post-development) need calculating.
- 3.1.2 The full results of this assessment are summarised in Appendix A, with the habitat condition sheets presented in Appendix B (pre-development) and Appendix C (post-development). The full Statutory Biodiversity Metric spreadsheet is presented separately in '2486771 Melton Drive - Statutory Metric Apr25'.

3.2 Biodiversity Baseline

- 3.2.1 The Application Site comprises eight area habitat parcels and 2 hedgerows. The site consists of a large field categorised as other neutral grassland. On the northern boundary of the field is a species-rich hedgerow. The main field is connected to Melton drive via a track to the south-east of the site with species poor hedgerows either side. An old drover's track, with surrounding lowland deciduous woodland either side, connects the main field to an area of developed land (consisting of farm buildings and a road) to the north. The site is connected to Fryern Road via an entrance track/road which is lined on either side by species-rich hedgerows.
- 3.2.2 Lengths of native species rich-hedgerow are a priority habitat as listed in Section 41 of the Natural Environment and Rural Communities Act (2006) and is of principle importance for nature conservation and are important ecological features of the site.
- 3.2.3 The UKHab Plan (Figure 2) has been used to determine all the habitats present within the Application Site before construction. Following a review of aerial images and site photos, the extents of bramble scrub along the southern and eastern boundaries have been reduced since the PEA. The previously mapped indicative extents were up to 20m wide when in reality the width of bramble scrub is much less. There are no watercourses within the red line boundary or within 10m of it, and therefore watercourse units are not considered in this assessment.

Area habitats

- 3.2.4 The total area of each area habitat recorded within the Application Site before construction, the condition of each habitat (i.e. its current status) and a summary of the BUs this represents, are all presented in Table 2 below.

Table 2 - Baseline biodiversity unit values for each habitat recorded within the Application Site before construction

Habitat type (UKHab classification)	Baseline habitat condition	Area (ha)	Baseline biodiversity unit value (BU)
Other Neutral Grassland	Poor	4.11	16.44
Other Neutral Grassland	Poor	0.25	1.00
Bramble Scrub	N/A	0.13	0.52
Developed land; sealed surface	N/A	0.03	0
Lowland mixed deciduous woodland	Moderate	0.08	0.96
Rural tree	Good	0.0163	0.20
Rural tree	Good	0.0204	0.24
Rural tree (veteran trees)	Good	0.1896	0
Total (including trees)		4.85	19.36

3.2.5 The total area of each existing area habitat that will be lost, retained or enhanced within the Application Site and a summary of the BUs this represents, are all presented in Table 3 below.

Table 3 - Extent of baseline area habitats being lost, retained and enhanced within Application Site along with their associated biodiversity unit values

Habitat type	Baseline habitat condition	Area lost (ha)	Area retained (ha)	Area enhanced (ha)	Forecast biodiversity units (BU) lost	Forecast biodiversity units (BU) retained	Baseline biodiversity units (BU) enhanced
Other Neutral Grassland	Poor	3.14	0	0.97	12.56	0	3.88
Other Neutral Grassland	Poor	0	0	0.25	0	0	1.00
Bramble Scrub	N/A	0	0.13	0	0	0.52	0
Developed land; sealed surface	N/A	0	0.03	0	0	0	0
Lowland mixed deciduous woodland	Moderate	0	0.08	0	0	0.96	0

Habitat type	Baseline habitat condition	Area lost (ha)	Area retained (ha)	Area enhanced (ha)	Forecast biodiversity units (BU) lost	Forecast biodiversity units (BU) retained	Baseline biodiversity units (BU) enhanced
Rural tree	Good	0.0163	0	0	0.20	0	0
Rural tree	Good	0.0204	0	0	0.24	0	0
Rural tree (veteran trees)	Good	0	0.1896	0	0	0	0
Total		3.20	0.43	1.22	13.00	1.48	4.88

Hedgerows

- 3.2.6 The total length of each hedgerow recorded within the Application Site before construction, the condition of each habitat (i.e. its current status) and a summary of the BUs this represents, are all presented in Table 4 below.

Table 4 - Baseline biodiversity unit values for each hedgerow recorded within Application Site before construction

Habitat type (UKHab classification)	Baseline habitat condition	Length (km)	Baseline biodiversity unit value (BU)
Species-rich native hedgerow	Good	0.21	2.52
Non-native and ornamental hedgerow	Poor	0.06	0.06
Total		0.27	2.58

- 3.2.7 The total length of each existing hedgerow that will be lost, retained or enhanced within the Application Site and a summary of the BUs this represents, are all presented in Table 5 below:

Table 5 - Extent of baseline hedgerows being lost, retained and enhanced within Application Site along with their associated biodiversity unit values

Habitat type	Baseline habitat condition	Length lost (km)	Length retained (km)	Length enhanced (km)	Baseline biodiversity units (BU) lost	Baseline biodiversity units (BU) retained	Baseline biodiversity units (BU) enhanced
Species-rich native hedgerow	Good	0	0.21	0	0	2.52	0
Non-native and ornamental hedgerow	Poor	0	0.06	0	0	0.06	0
Total		0	0.27	0	0	2.58	0

3.3 Post-development

- 3.3.1 The landscape plans have been used to identify all the habitats that will be created, enhanced or retained within the Application Site after construction. Currently there are no proposed biodiversity offsets off-site for the Proposed Development.

Area habitats

- 3.3.2 A breakdown of areas for each proposed area habitat created or enhanced post-development within Application Site and a summary of the BUs this represents are presented in Table 6.

Table 6 - Post-development area habitat biodiversity unit values within the Application Site based on the current design

Habitat type	Intervention	Forecast habitat condition	Forecast area (ha)	Forecast biodiversity unit value (BU)
Bramble scrub	Retained	N/A	0.13	0.52
Developed land; sealed surface	Retained	N/A	0.03	0
Lowland mixed deciduous woodland	Retained	Moderate	0.08	0.96
Rural tree (veteran trees)	Retained	Good	0.1896	0
Other neutral grassland	Enhancement	Moderate	0.97	6.50
Grassland - Traditional orchard	Enhancement	Moderate	0.25	1.63
Other neutral grassland	Creation	Moderate	0.21	1.41
Pond (non-priority habitat)	Creation	Moderate	0.09	0.65
Developed land; sealed surface	Creation	N/A	1.48	0
Vegetated garden	Creation	N/A	1.36	2.62
Introduced shrubs	Creation	N/A	0.02	0.04
Rural trees	Creation	Moderate	0.3257	1.00
Total (including trees)			5.14	15.33

3.3.3 The post-development biodiversity accounting calculations for area habitats have been undertaken using the following assumptions based off the landscape and the Landscape and Ecology Management Plan:

- Proposed attenuation basins fit will have an area of permanent water and have been classed as ponds (non-priority habitat)
- Proposed areas of damp grassland around the attenuation basins will be created after the areas have been graded. For detailed seed mixes and management refer to the LEMP.
- Proposed meadow grassland around the edges of the development will be temporarily damaged and then seeded with a species rich native seed mix and managed to meet the criteria for moderate condition other neutral grassland
- Proposed areas of community orchards will be managed to achieve moderate condition
- Vegetated gardens are the assumed habitat type for the front and back gardens of the proposed houses
- Mown paths and grassland verges have been merged with vegetated gardens due to compatibility issues with the CAD landscape plans making separating these areas very difficult. Both habitats will have the same value.

3.3.4 Condition assessment criteria for newly created and enhanced area habitats are provided in Appendix B.

Hedgerows

3.3.5 A breakdown of lengths for each proposed hedgerow created or enhanced post-development within Application Site and a summary of the BUs this represents are presented in Table 7.

Table 7 - Post-development hedgerow biodiversity unit values within the Application Site based on the current design

Habitat type	Forecast habitat condition	Forecast length (km)	Forecast biodiversity unit value (BU)
Native hedgerow	Moderate	0.67	2.24
Native hedgerow	Poor	1.01	1.95
Total		1.68	4.19

3.3.6 The post-development biodiversity accounting calculations for hedgerows have been undertaken using the following assumptions based on the landscape plans:

- New native hedgerows will be planted with native stock.

3.3.7 Condition assessment criteria for newly created and enhanced hedgerows are provided in Appendix B.

3.4 Change in Biodiversity Value

3.4.1 The habitat creation and enhancement proposals as per the landscape plans (Figure 3) is anticipated to result in a net gain in hedgerow BU's. However, there will be a net loss in habitat BU's. This is summarised in Table 8.

Table 8 - Change in biodiversity units as a result of the Proposed Development

Post-development area habitat biodiversity units (BU)		Baseline area habitat area biodiversity units (BU)		Change in area habitat biodiversity units (BU)	Percentage change (%)
15.33	-	19.36	=	-4.03	-20.83
Post-development hedgerow biodiversity units (BU)		Baseline hedgerow biodiversity units (BU)		Change in hedgerow biodiversity units (BU)	Percentage change (%)
6.77	-	2.58	=	4.19	+162.48

3.4.2 The change in biodiversity value for the Proposed Development, as set out in Table 8, indicates that post-development:

- there would be a decrease of 4.03 area habitat BUs which equates to a - **20.83%** net loss in area habitats.
- trading rules associated with the Metric have not been met. There is a loss of 7.90 medium distinctiveness grassland units.
- there would also be an increase of 4.19 hedgerow BUs which equates to an **162.48%** net gain in hedgerows.
- The trading rules associated with the Metric have been met for hedgerows as a result of the Proposed Development.

4 EVALUATION AND CONCLUSIONS

4.1 Biodiversity Net Gain

- 4.1.1 Overall, the Proposed Development will result in a -20.83% net loss in area habitat BUs and a +162.48% net gain in hedgerow BUs.
- 4.1.2 The trading rules associated with the Metric have not been met.
- 4.1.3 7.90 medium distinctiveness grassland units need to be created to satisfy the habitat trading rules.
- 4.1.4 Due to limited space on-site, the above units will either need to be created off-site or purchased through a biodiversity units provider. It is anticipated that units will be purchased through a 3rd party provider. As this is for outline planning, full details of the provider will be provided at reserved matters stage.

5 REFERENCES

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RSK Biocensus (2021), *Land North of Melton Drive, Storrington - Preliminary Ecological Appraisal Report*

RSK Biocensus (2023), *Land North of Melton Drive, Storrington - Preliminary Ecological Appraisal Report*

6 FIGURES

Figure 1. Site location	15
Figure 2. Existing Habitats	16



Legend:

Site boundary

00	4/23/2025	2486771	SP	TG	TC
Rev	Date	Project Code	Drm	Chk	App
Storrington					
RSK biocensus EXPERTS IN ECOLOGY					
TITLE: Figure 1: Site Location Plan					
060120180 Metres SCALE: 1:5,000 @ A3			N W E S REV 00		



- Legend:**
- Site boundary
 - UKHab Habitats
 - Other neutral grassland
 - Bramble scrub
 - Developed land; sealed surface
 - Lowland mixed deciduous woodland
 - Species-rich native hedgerow
 - Non-native ornamental hedgerow
 - Rural tree



00	4/23/2025	2486771	SP	TG	TC
Rev	Date	Project Code	Drm	Chk	App

Storrington



TITLE: Figure 2:
Baseline Habitats

0102030

Metres

SCALE: 1:1,500 @ A3

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APPENDIX A – DEFRA METRIC TABLES – BASELINE

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	Condition	Strategic significance			Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	
1	Grassland	Other neutral grassland	No	4.11	Medium	Poor	Area/compensation not in local strategy/ no local strategy		Same broad habitat or a higher distinctiveness habitat required (a)	16.44		0.97	0.00	3.88	3.14	12.56	
2	Heathland and shrub	Bramble scrub	No	0.13	Medium	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy		Same broad habitat or a higher distinctiveness habitat required (a)	0.52	0.13		0.52	0.00	0.00	0.00	
3	Urban	Developed land; sealed surface	No	0.05	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy		Compensation Not Required	0.00	0.03		0.00	0.00	0.02	0.00	
4	Woodland and forest	Lowland mixed deciduous woodland	No	0.08	High	Moderate	Area/compensation not in local strategy/ no local strategy		Same habitat required =	0.36	0.08		0.96	0.00	0.00	0.00	
5	Individual trees	Rural tree	No	0.0163	Medium	Good	Area/compensation not in local strategy/ no local strategy		Same broad habitat or a higher distinctiveness habitat required (a)	0.20			0.00	0.00	0.02	0.20	
6	Individual trees	Rural tree	No	0.0204	Medium	Good	Area/compensation not in local strategy/ no local strategy		Same broad habitat or a higher distinctiveness habitat required (a)	0.24			0.00	0.00	0.02	0.24	
7	Individual trees	Rural tree	Yes	0.1836	Medium	Good	Formally identified in local strategy		Bespoke compensation likely to be required	0.00	0.1836		Irreplaceable habitat - no units generated (a)	0.00	0.00	0.00	
8	Grassland	Other neutral grassland	No	0.25	Medium	Poor	Area/compensation not in local strategy/ no local strategy		Same broad habitat or a higher distinctiveness habitat required (a)	1.00		0.25	0.00	1.00	0.00	0.00	
9																	
10																	
Total habitat area				4.85						19.36	0.43	1.22	1.48	4.88	3.20	13.00	
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)				4.62							Total area lost (excluding area of individual trees, green walls and intertidal hard structures)						3.16

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	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	
1		Species-rich native hedgerow	0.21	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy		Low Strategic Significance	1	Same distinctiveness band or better	2.52	0.21		2.52	0.00	0.00	0.00
2		Non-native and ornamental hedgerow	0.06	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy		Low Strategic Significance	1	Same distinctiveness band or better	0.06	0.06		0.06	0.00	0.00	0.00
3																			
4																			
5																			
6																			
7																			
			0.27									2.58	0.27	0.00	2.58	0.00	0.00	0.00	

APPENDIX B – DEFRA METRIC TABLES – POST-DEVELOPMENT

	Post intervention habitats										
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty		Habitat units delivered
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		
1	Grassland	Other neutral grassland	0.21	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low		1.41
2	Lakes	Ponds (non-priority habitat)	0.09	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Low		0.65
3	Urban	Developed land, sealed surface	1.48	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low		0.00
4	Urban	Vegetated garden	1.36	Low	Condition Assessment	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low		2.62
5	Urban	Introduced shrub	0.02	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low		0.04
6	Individual trees	Urban tree	0.3257	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low		1.00
7											
8											
9											
10											
11											
		Total habitat area	3.49								5.71
		Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	3.16								

Post intervention habitats													Habitat units delivered
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	
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	
1	Grassland - Other neutral grassland	Grassland	Other neutral grassland	Medium - Medium	Poor - Moderate	0.97	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Check details: Delay in starting habitat in required condition? n	11	Low	6.50
2	Grassland - Other neutral grassland	Grassland	Traditional orchards	Medium - High	Lower Distinctiveness Habitat - Moderate	0.25	High	Moderate	Area/compensation not in local strategy/ no local strategy	Check details: Delay in starting habitat in required condition? n	21	Medium	1.63
Total habitat area						1.22							8.14

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	
1		Native hedgerow	0.67	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.24
2		Native hedgerow	1.01	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	1.95
3										
4										
5										
6										
7										
			1.68							4.19

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-4.03
	<i>Hedgerow units</i>	4.19
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-20.83%
	<i>Hedgerow units</i>	162.48%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?		No - Check Trading Summaries ▲

APPENDIX C – BASELINE DETAILED CONDITION ASSESSMENTS

This appendix presents the condition assessments of the baseline habitats against the condition sheets in the statutory biodiversity metric technical supplement published by Natural England, (2024). Any deviations from the published guidance are explained and justified.

Baseline Habitat Ref 1

UKHAB classification	Other Neutral Grassland		
Distinctiveness	Medium	Area / Length	4.11 ha
Condition Result			Poor
Justification			
Fails first essential criteria resulting in poor condition			

Baseline Habitat Ref 2

UKHAB classification	Bramble Scrub		
Distinctiveness	Medium	Area / Length	0.13 ha
Condition Result	N/A		
Justification			
No assessment required – condition N/A.			

Baseline Habitat Ref 3

UKHAB classification	Developed Land; Sealed Surface		
Distinctiveness	V. Low	Area / Length	0.03 ha
Condition Result	N/A – other		
Justification			
No assessment required – condition N/A.			

Baseline Habitat Ref 4

UKHAB classification	Lowland mixed deciduous woodland		
Distinctiveness	High	Area / Length	0.08 ha
Condition Result			Moderate
Justification			
Scores between 26 and 32 points resulting in moderate condition			

Baseline Habitat Ref 5

UKHAB classification	Rural tree		
Distinctiveness	Medium	Area / Length	0.0163 ha
Condition Result			Good
Justification			
All criteria passed			

Habitat Ref 6

UKHAB classification	Rural tree		
Distinctiveness	Medium	Area / Length	0.0204 ha
Condition Result			Good
Justification			
All criteria passed			

Habitat Ref 7

UKHAB classification	Rural tree (veteran trees)		
Distinctiveness	Medium	Area / Length	0.1896 ha
Condition Result			Good
Justification			
All criteria passed			

Baseline Habitat Ref 8

UKHAB classification	Other Neutral Grassland		
Distinctiveness	Medium	Area / Length	0.25 ha
Condition Result			Poor
Justification			
Fails first essential criteria resulting in poor condition			

Baseline Hedgerow Habitat Ref 1

UKHAB classification	Species-rich Native Hedgerow		
Distinctiveness	Medium	Area / Length	0.21 km
Condition Result			Good
Justification			
Passes all criteria resulting in good condition			

Baseline Hedgerow Habitat Ref 2

UKHAB classification	Non-native Ornamental Hedgerow		
Distinctiveness	V. Low	Area / Length	0.06 ha
Condition Result			Poor
Justification			
Default poor condition			

APPENDIX D – POST-DEVELOPMENT DETAILED CONDITION ASSESSMENTS

Proposed Habitat Creation Ref 1

UKHAB classification	Other Neutral Grassland		
Distinctiveness	Medium	Area / Length	0.21 ha
Condition Result			Moderate
Justification			
Areas of graded grassland surrounding the new attenuation ponds will be seeded with a mix to achieve other neutral grassland and managed to achieve moderate condition. See LEMP and HMMP for further management details.			

Proposed Habitat Creation Ref 2

UKHAB classification	Ponds (non-priority habitat)		
Distinctiveness	Medium	Area / Length	0.09 ha
Condition Result			Moderate
Justification			
Proposed attenuation ponds will be managed to achieve at least Moderate condition. See LEMP and HMMP for further management details.			

Proposed Habitat Creation Ref 3

UKHAB classification	Developed Land: Sealed Surface		
Distinctiveness	V. Low	Area / Length	1.48 ha
Condition Result			N/A
Justification			
No assessment required – condition N/A.			

Proposed Habitat Creation Ref 4

UKHAB classification	Vegetated Garden		
Distinctiveness	Low	Area / Length	1.36 ha
Condition Result			N/A
Justification			
Default condition used.			

Proposed Habitat Creation Ref 5

UKHAB classification	Introduced shrubs		
Distinctiveness	Low	Area / Length	0.02 ha
Condition Result			N/A
Justification			
Default condition used.			

Proposed Habitat Creation Ref 6

UKHAB classification	Rural Tree		
Distinctiveness	Medium	Area / Length	0.11 ha
Condition Result	Moderate		
Justification	Proposed trees will be managed to achieve at least Moderate condition. See LEMP and HMMP for further management details.		

Proposed Habitat Enhancement Ref 1

UKHAB classification	Other Neutral Grassland		
Distinctiveness	Medium	Area / Length	0.97 ha
Condition Result	Moderate		
Justification	Proposed other neutral grassland will be managed to achieve at least moderate condition. See LEMP and HMMP for further management details.		

Proposed Habitat Enhancement Ref 2

UKHAB classification	Traditional orchard		
Distinctiveness	High	Area / Length	0.25 ha
Condition Result	Moderate		
Justification	Proposed orchard will be managed to achieve at least moderate condition. See LEMP and HMMP for further management details.		

Proposed Hedgerow Creation Ref 1

UKHAB classification	Native Hedgerow		
Distinctiveness	Low	Area / Length	0.67 ha
Condition Result	Moderate		
Justification	Proposed native hedgerow surrounding the new development will be planted with native species and managed to achieve at least Moderate condition. See LEMP and HMMP for further management details.		

Proposed Hedgerow Creation Ref 2

UKHAB classification	Native Hedgerow		
Distinctiveness	V. Low	Area / Length	1.02 ha
Condition Result	Poor		
Justification	Proposed single species native hedgerow planting within the newly developed area will be heavily managed and likely to only achieve Poor condition. See LEMP and HMMP for further management details.		