The Former Thakeham Mushroom Site,
Thakeham

Biodiversity Net Gain Assessment

October 2026

Quality Management	
Client:	Bellway Homes Limited (Strategic Land)
Project:	The Former Thakeham Mushroom Site, Thakeham
Report Title:	Biodiversity Net Gain Assessment
Project Number:	1006612
File Reference:	6612 BNG vf2 AN/AH/JB
Date:	21/10/2026

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1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology is advising Bellway Homes Limited (Strategic Land) in respect of the Former Thakeham Mushroom Site, Thakeham (hereafter referred to as 'the site').

1.1.2 The site is proposed for redevelopment of the site to provide new residential properties with associated access and landscaping.

1.1.3 To inform the planning application, Aspect Ecology has undertaken a Biodiversity Net Gain (BNG) assessment to determine the level of BNG that can be achieved under the scheme. This work is based on the Statutory Biodiversity Metric tool[1] issued by Defra and informed by associated guidance issued by Defra, in combination with guidance developed by CIRIA, CIEEM and IEMA.

1.2 Biodiversity Net Gain Legislation, Policy and Best Practice

Legislation

1.2.1 In England, Biodiversity Net Gain has been mandatory since 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as amended) (as inserted by Schedule 14 of the Environment Act 2021).

1.2.2 Schedule 7A identifies (Part 2) that planning permissions in England (with certain exceptions) are deemed to have been granted subject to a condition requiring the submission of a *Biodiversity Gain Plan* prior to commencement of development. The Biodiversity Gain Plan must include details in regard to Biodiversity Net Gain, demonstrating how the development will achieve a gain in calculated biodiversity value of at least 10%.

1.2.3 Government advice[2] sets out the information LPAs require in order to consider BNG as part of a planning application, in line with Section 7(1A) of The Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended). In particular, this sets out that planning applications should be accompanied by the following information (alongside references to where this can be located in this report):

- A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition (see section 1.3 of this report);
- In cases where the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition:-
    i. the pre-development ('baseline') biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed Metric calculation tool (showing the calculations, the publication date and version of the Metric used to calculate that value) (see Table 3.3 and Appendix 6612/BNG2 of this report);
    ii. where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date (not applicable to this project);

[1] Statutory Biodiversity Metric – Auditing and Accounting for Biodiversity – Calculation Tool. 23 July 2024
[2] https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do (updated 08/05/24)

iii. a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') (see section 3.2 of this report);

iv. where unauthorised degradation has taken place between 30th January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out (not applicable to this project);

v. a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date) (see section 3.3 of this report); and

vi. a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat (see Plan 6612/BNG1).

Good Practice Principles for Development

1.2.4 CIRIA, CIEEM and IEMA have developed a set of principles on good practice to achieve Biodiversity Net Gain[3], accompanied by a practical guide[4]. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. They also provide a way for industry to show that projects follow good practice. Ten key principles are identified:

1) **Apply the Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.

2) **Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.

3) **Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.

4) **Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.

5) **Make a measurable Net Gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.

[3] CIEEM, CIRIA, IEMA (2016) *Biodiversity Net Gain: Good practice principles for development.*
[4] CIEEM, CIRIA, IEMA (2019) *Biodiversity Net Gain: Good practice principles for development. A practical guide.*

6) **Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:

   - Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses
   - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation
   - Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels
   - Enhancing existing or creating new habitat
   - Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity

7) **Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).

8) **Create a Net Gain legacy.** Ensure Net Gain generates long-term benefits by:

   - Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity
   - Planning for adaptive management and securing dedicated funding for long-term management
   - Designing Net Gain for biodiversity to be resilient to external factors, especially climate change
   - Mitigating risks from other land uses
   - Avoiding displacing harmful activities from one location to another
   - Supporting local-level management of Net Gain activities

9) **Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.

10) **Be transparent.** Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

1.3 Statement on Whether Biodiversity Gain Condition Applies and Purpose of this Report

1.3.1 Based on the site proposals and habitats present, it is considered that a planning permission, if granted in respect of the proposals, would be subject to the Biodiversity Gain planning condition under the legislation. Accordingly, this report provides a BNG assessment, including details of the existing calculated biodiversity value(s) and associated information, accompanied by a completed Metric calculation tool (Excel workbook) in line with the legislative requirements. In addition, going beyond the scope of the statutory BNG requirements, this report provides an assessment of the likely net change in biodiversity value under the proposed development, and consideration of how a 10% gain can be delivered.

2 Methodology

2.1 Baseline Habitat Survey

2.1.1 The site was surveyed in July 2023, August 2025 and August 2026 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present.

2.1.2 The site was surveyed based on standard Phase 1 Habitat Survey methodology[5], whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. The site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. Habitats were classified in accordance with the UK Habitat Classification system, version 2.0[6], and condition assessed in accordance with the methodology set out in the Metric Technical Annex[7] and using professional judgement. In line with guidance[8], the fine scale minimum mapping unit (MMU) of 25sqm or 5m in length has been used where possible / relevant.

2.2 Survey Constraints and Limitations

2.2.1 All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. The Phase 1 habitat survey was undertaken within the optimal season therefore allowing a robust assessment of habitats and botanical interest across the site.

2.3 Biodiversity Net Gain Assessment

2.3.1 To quantify the level of BNG that can be delivered under the proposed development, the change in biodiversity value resulting from the scheme has been calculated using the Metric calculation tool, as informed by the associated User Guide[9]. This takes account of the size, distinctiveness and ecological condition of existing and proposed habitat areas to provide a proxy measure of the present and forecast biodiversity value of a site, and therefore determine the overall change in biodiversity value.

2.3.2 In line with the 'information that LPA's require' (see paragraph 1.2.3. above), the pre-development ('baseline') biodiversity value of the on-site habitat has been calculated based on the habitat survey information collected during the baseline habitat survey (see 2.1 above).

2.3.3 Going beyond the minimum statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), the post-development biodiversity value has also been calculated, based on drawing 'P24-2268_EN_0001_B Landscape Masterplan' (dated 05/08/2026) produced by Pegasus Group. A number of assumptions have been made in terms of the landscaping and management proposals, based on comparative developments and what is realistic and feasible under the

[5] Joint Nature Conservation Committee (2010, as amended) *'Handbook for Phase 1 habitat survey: A technique for environmental audit.'*
[6] UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)
[7] Statutory Biodiversity Metric - Technical Annex 1 - Condition Assessment Sheets and Methodology
[8] The UK Habitat classification User Manual. Version 1.1. 2020
[9] Defra (Feb 2024) The Statutory Biodiversity Metric – User Guide

proposed land uses and landscape space types. Further details of assumptions made in populating the metric are provided in Chapter 4 below.

2.4 Strategic Significance

2.4.1 Strategic significance refers to the local significance of habitat parcels based on their location and the habitat type. The Metric gives additional unit value to habitat parcels that are mapped within a published Local Nature Recovery Strategy (LNRS) or, where no LNRS has been published, to habitats mapped / listed in alternative documents specified by the Local Planning Authority (e.g. Draft LNRS, Local Plans, Biodiversity Action Plans, Green Infrastructure Strategies, etc.). Strategic significance has been assigned to the pre- and post-development habitats in accordance with the methodology set out in Tables 7 and 8 of the User Guide, as follows:

- High (formally identified in local strategy);
- Medium (location ecologically desirable but not in local strategy);
- Low (area / compensation not in local strategy).

3 Pre-development ('Baseline') Habitats

3.1 Overview

3.1.1 Consideration of the classification and condition rationale for the pre-development ('baseline') habitats is set out below. In addition, consideration is given to the relevant date at which the pre-development biodiversity value should be taken (noting any relevant activities carried out that may have resulted in a lower biodiversity value being recorded than would otherwise be the case), along with the presence of any irreplaceable habitats and strategic significance awarded under BNG guidance.

3.1.2 Detailed condition assessment sheets are provided at Appendix 6612/BNG1, with habitat locations depicted on Plan 6612/BNG1.

3.2 Degradation

3.2.1 During the survey work undertaken in July 2023 and August 2025, no evidence was recorded to suggest that any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the Town and Country Planning Act 1990 (as amended) have occurred since 30th January 2020. Accordingly, the baseline habitat value is considered to be as recorded during the survey work, which remains up to date at the current time in line with standard guidance[10].

3.3 Irreplaceable Habitats

3.3.1 No irreplaceable habitats are present within the site.

3.4 Strategic Significance

3.4.1 None of the habitats within the site are mapped within a published LNRS or any specified alternative documents. Therefore, in accordance with the User Guide, low strategic significance has been applied to the pre-development habitats.

3.5 Baseline Habitats

3.5.1 A summary of the classification and condition rationale for the pre-development ('baseline') habitats is set out at Table 3.1 below, with pre-development hedgerows set out at Table 3.2. below.

***Table 3.1**. Pre-development Habitats*

Habitat	Recorded Condition	Condition Rationale
		Development parcel
Modified Grassland (Former Cropland)	Moderate	An area of modified grassland is present in the north of the site which was previously recorded as cropland. Such area of modified grassland fails two of the seven criteria and passes the essential criterion A therefore is assigned moderate condition. Please see the condition assessment sheets within Appendix

[10] CIEEM (April 2019) On the lifespan of ecological reports and surveys

		6612/BNG2 for further details.
Modified Grassland	Good	Of the modified grassland on-site, five areas (AG5-8, G6) fail one of the seven criteria and pass essential criterion A therefore are assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Modified Grassland	Moderate	Of the modified grassland on-site, two areas (AG3c and G10) fail two of the seven criteria and pass essential criterion A therefore are assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Modified Grassland	Poor	Of the modified grassland on-site, eight areas (AG1-4, G1, AG9, AG11 and G7) fail two of the seven criteria and fail essential criterion A therefore are assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Other Neutral Grassland	Poor	Areas of other neutral grassland (G2 and G5) are present on site and fail four of the six criteria (including the essential criterion A) therefore the habitat is assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Bramble Scrub	Condition Assessment N/A	A number of bramble scrub areas are present within development area of the site. A condition assessment is not applicable for this habitat type.
Ruderal/Ephemeral	Moderate	A number of ruderal/ephemeral vegetation areas (RV1-5) are present within the site. These areas all fail one of the four core criteria and are assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Tall Forbs	Poor	Two tall forb areas are present within the site and they fail two of the four core criteria and are assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Developed Land; Sealed Surface	N/A	A number of developed land sealed surface areas are present within the site, comprising the buildings, structures and associated hardstanding. A condition assessment is not applicable for this habitat type.
Other woodland; broadleaved	Moderate	Two areas of woodland (W1-2) are present within the north of the site. These areas of woodland achieve scores of 30 and 29 respectively and therefore are assigned a moderate condition. Please see the condition assessment sheets within Appendix

		6612/BNG2 for further details.
Open mosaic habitat on previously developed land	Moderate	An area of open mosaic habitat is present along the western site boundary. This area of open mosaic habitat passes three of the four criteria and therefore is assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Urban Tree	Moderate	Of the 13 trees present on-site, four small trees (T1, T1a, T2, AT2) fail two or three of the six assessment criteria and are assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Urban Tree	Good	Of the 13 trees present on-site, 7 large trees (TG1, T3) fail one of the six assessment criteria and are assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Urban Tree	Moderate	Of the 13 trees present on-site, one medium tree (AT1) fails two of the six assessment criteria and is assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Western Parcel		
Modified Grassland	Good	Areas of modified grassland (wG2 and wG3), fail one of the seven assessment criteria and are assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Modified Grassland	Moderate	Area of modified grassland (wG4), fails two of the seven assessment criteria and is assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Other Neutral Grassland	Moderate	Former arable field identified as Other Neutral Grassland, failing three of the six assessment criteria and is assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Mixed Scrub	Poor	Two separate areas of mixed scrub (wMS1 and wMS2), both failing four of the five assessment criteria and are assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Willow Scrub	Poor	Area of willow scrub (wWS1) failing four of the five

		assessment criteria and assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Bramble Scrub	N/A	A number of bramble scrub areas are present within the western parcel of the site. A condition assessment is not applicable for this habitat type.
Tall forbs	Moderate	Three areas of tall forbs (wTR1, wTR2, and wTR3) are present in the western parcel of the site. These fail two of the four criteria, and are assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Lowland mixed deciduous woodland	Moderate	An area of Priority Habitat Lowland Mixed Deciduous Woodland is located in the north of the site. This area of woodland achieved a score of 31 and therefore is assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Other woodland; broadleaved	Moderate	An area of woodland (wW2) is present in the western parcel. This area of woodland achieved a score of 26 and therefore is assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Other woodland; broadleaved	Poor	An area of woodland (wW1) is present in the western parcel. This area of woodland achieved a score of 25 and therefore is assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.

Table 3.2. *Pre-development Hedgerows*

Habitat	**Recorded Condition**	**Condition Rationale**
	Development parcel	
Species-rich Native Hedgerow (H1)	Good	One species-rich native hedgerow is present along the eastern site boundary. Such hedgerow fails one of the eight criteria therefore is assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Species-rich Native Hedgerow with trees (H4)	Good	One species-rich native hedgerow with trees is present along the northern site boundary. Such hedgerow fails two of the eight criteria and does not fail two criteria in any functional group therefore is assigned good condition. Please see the condition assessment sheets within Appendix

		6612/BNG2 for further details.
Native Hedgerow (H5)	Good	One native hedgerow is present along the north-eastern site boundary. Such hedgerow fails one of the eight criteria therefore is assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Non-native and Ornamental Hedgerow (H2, H3, H6)	Poor	Three non-native ornamental hedgerows are present within the site along the northern and eastern site boundary. This habitat type is automatically assigned poor condition within the statutory metric.
Line of Trees (TL1)	Poor	One line of trees (TL1) is present within site along the southern site boundary. Such line of trees fails four of the five criteria therefore is assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Western parcel		
Native Hedgerow (wH1, wH2, and wH3)	Good	Native hedgerows at the boundaries of the western parcel. The hedgerows pass the eight criteria therefore are assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Non-native and Ornamental Hedgerow (wH4)	Poor	A non-native ornamental hedgerow in the form of a row of non-native cypress trees. This habitat type is automatically assigned poor condition within the statutory metric.

3.6 Pre-development Biodiversity Value of On-site Habitats

3.6.1 The pre-development biodiversity value of the on-site habitat has been calculated using the Statutory Biodiversity Metric. A full copy of the completed Statutory Biodiversity Metric is provided separately within the standard Excel workbook format. The overall pre-development biodiversity value of the on-site habitat is set out within Table 3.3 (below).

Table 3.3. *Pre-development ('baseline') biodiversity value of the on-site habitat based on the Statutory Biodiversity Metric, published 29 November 2023, updated 23 July 2024*

Onsite baseline	Overall Units
Habitats	115.82
Hedgerows and tree lines	7.05
Watercourse	N/A

4 Post-development Habitats and BNG Assessment Result

4.1 Introduction

4.1.1 The BNG legislation places a duty on Local Planning Authorities to request the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) as part of qualifying planning applications. This information is provided in the previous chapter of this report. Going beyond the scope of the statutory requirements, this chapter considers the likely change in biodiversity value as a result of the proposed development. Such information is not required under the legislation until planning has been approved (to be set out within a Biodiversity Gain Plan), but this information is provided now in order to provide the LPA with information as to how a 10% gain in biodiversity will be delivered.

4.2 Assumptions

4.2.1 When inputting the post-development habitat areas and condition to the Metric, the following assumptions have been made:

- Newly created habitat under the proposals will be managed appropriately to reach the assigned target condition (anticipated to be defined by a future management plan)
- The calculations within this report are based on the proposed based on the proposed Illustrative Landscape Strategy Plan (Drawing Ref: 'P24-2268_EN_0001_B Landscape Masterplan', dated 05/08/2026). Should the proposed habitats change within future plans (e.g. as part of detailed design or reserved matters considerations), it is likely that need to be reflected in revised net-gain calculations at the appropriate stage.

4.3 Strategic Significance

4.3.1 No strategic significance has been applied to the post-development habitats within the site.

4.4 Habitat Type and Condition

4.4.1 Summaries of the proposed post-development habitat creation / enhancement are set out in Tables 4.1 to 4.3 below. Post-development habitat locations are shown on Plan 6612/BNG2.

Table 4.1. *Post-development onsite Habitat Creation*

Habitat	Target Condition	Condition Rationale
Modified Grassland	Moderate	Areas of amenity grassland to be created near to the built development. Through planting of an appropriate species-rich mix, management to prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least moderate condition within four years.
Other Neutral Grassland (Wildflower Grassland)	Poor	Areas of wildflower grassland are to be created near to the built development. Through planting of an appropriate species-rich mix, management to

		prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least poor condition within two years.
Traditional Orchards	Moderate	An area of traditional orchard is proposed within the northern open space area. Through the seeding of other neutral grassland and the application of appropriate management practices, this habitat is anticipated to achieve at least poor condition within ten years. Appropriate management practices must include the following: • Use restorative/formative pruning practices; • maintain absence of invasive non-native species; • prevent grassland overgrazing and poaching; • prevent damage to trees by humans or animals; and • prevent encroachment of scrub.
Mixed Scrub	Moderate	Areas of mixed scrub to be created near to the built development and within the public open space. Through planting of appropriate species, management to ensure a well-developed edge between the scrub and other habitats and management to maintain an absence of non-native species this habitat, it is anticipated to achieve moderate condition within five years.
Ponds (non-priority habitat)	Poor	A non-priority pond is to be created near to the built development. Through management ensuring shading is less than 50% of the pond surface area and ensuring the absence of non-native species this habitat is anticipated to achieve at least poor condition within two years.
Artificial unvegetated, unsealed surface	N/A	This includes play areas/LEAPs within the site. No assessment for the condition of this habitat is required.
Developed Land; Sealed Surface	N/A	This includes all roads, parking and buildings within the site. No assessment for the condition of this habitat is required.
Introduced shrub	Condition assessment N/A	This includes the ornamental planting within the site. No assessment for the condition of this habitat is required.
Other Neutral Grassland (wet wildflower grassland)	Poor	An area of wet wildflower grassland is to be created near to the built development. Through planting of an appropriate species-rich mix, management to prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least poor condition within two years.

Vegetated garden	Condition assessment N/A	This includes the gardens of the proposed properties. No assessment for the condition of this habitat is required.
Other woodland, broadleaved	Moderate	Two areas of broadleaved woodland are proposed in the northern area of public open space. Through the planting of appropriate native woody species and subject to a suitable management plan this habitat is anticipated to achieve at least moderate condition within 15 years.
Open Mosaic Habitat	Moderate	An area of open mosaic habitat will be created in the area of public open space to the north of the site. This habitat will include a butterfly bank and through appropriate management and planting, this habitat is expected to achieve at least moderate condition within four years.
Urban Trees	Poor	Native trees to be planted throughout the site within areas of open space and adjacent the built development, expected to achieve moderate condition within ten years with suitable management.

Table 4.2. *Post-development onsite Habitat Enhancement.*

Habitat	Target Condition	Condition Rationale
Modified grassland (both former cropland and modified grassland) >> Other neutral grassland	Good	Areas of modified grassland (former cropland) will be oversown with a suitable wildflower seed mix and subject to an appropriate management plan to effect a change to other neutral grassland. Moderate condition is expected to be achieved within 10 years.
Modified grassland >> Modified grassland	Good	Subject to appropriate management, areas of modified grassland will be enhanced, with good condition expected to be achieved within 10 years.

Table 4.3. *Post-development onsite Linear Feature (Hedgerow) Creation.*

Habitat	Target Condition	Condition Rationale
Species-rich Native Hedgerow	Moderate	Native hedgerow will be created along sections of the boundaries of the public open space. Through suitable management this habitat would be expected to reach moderate condition within 5 years.

4.5 Anticipated Change in Biodiversity

4.5.1 The anticipated change in biodiversity value as a result of the proposals has been calculated using the Statutory Biodiversity Metric, based on the assumptions and considerations set out above. A copy of the completed Statutory Biodiversity Metric tool is provided separately (ref: 6612 BNG Stat dv9, dated 25/08/2026) and relevant extracts from the completed calculator tool are provided at Appendix 6612/BNG3.

4.5.2 When considering the current proposals, the Metric calculates that the development will likely result in the following changes in biodiversity, summarised in Table 4.4 (below):

Table 4.4. *Anticipated change in biodiversity*

	Change in Units	% Change	Trading Rules Satisfied?
Onsite Habitats	+13.18	+11.38%	Yes
Onsite Hedgerows and tree lines	+2.06	+29.28%	Yes
Onsite Watercourses	N/A – No watercourses present		

4.5.3 On the basis of the considerations and proposals set out (including the assumptions and limitations set out above and within the comments in the spreadsheet tool), the Statutory Metric calculator indicates a net habitat biodiversity unit change for the proposals within the site boundary of +13.18 Habitat Units (representing a calculated gain of 11.38%) and +2.06 Hedgerow Units (representing a calculated gain of 29.28%) within the site boundary.

4.5.4 Accordingly, it is clear that (subject to appropriate implementation in line with the measures set out), the proposals will/can achieve calculated gains in excess of 10% in line with the relevant legislative and policy requirements.

4.6 Biodiversity Gain Hierarchy

4.6.1 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for BNG is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

i. firstly, in relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the Statutory Biodiversity Metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and

ii. secondly, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new on-site habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

4.6.2 In relation to point (i), there are no very high distinctiveness habitats within the site. One high distinctiveness habitat, Open Mosaic habitat, is present within the site. Also, a number of medium distinctiveness habitats present within the site including other neutral grassland, scrub, broadleaved woodland and a small number of individual trees. The broadleaved woodland and individual trees are being retained however it has not been feasible to avoid adverse effects on the open mosaic habitat, other neutral grassland and bramble scrub habitats (which in any event are all common and readily replaceable), therefore mitigation is provided.

4.6.3 In relation to point (ii), adverse effects will be compensated by enhancing existing on-site habitats and/or creation and long-term management of new wildlife habitats within the site.

5 Summary and Conclusions

5.1 Aspect Ecology is advising Bellway Homes Limited (Strategic Land) in respect of the Former Thakeham Mushroom Site, Thakeham which is proposed for redevelopment of the site to provide new residential properties with associated access and landscaping.

5.2 BNG is a process that is considered both during the determination of planning applications, and then post planning via a number of set documents (including a Biodiversity Gain Plan and, where required, a Habitat Management and Monitoring Plan). Following on from the amendments to Schedule 7A of the Town and Country Planning Act 1990, government advice has been published which sets out the information that LPAs require in order to consider BNG as part of a planning application. The necessary information is included within this report, therefore the LPA's statutory requirements under the BNG legislation have been satisfied.

5.3 In addition, going beyond the scope of the statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), a preliminary BNG assessment of the post-development value has been undertaken, which concludes that the proposed development will result in net gains in habitat units and hedgerows units within the site boundary, which are substantially in excess of the relevant figure of 10%.

Plan 6612/BNG1:

Pre-development Habitat Mapping



Key continued:

- Urban: Developed land; sealed surface (0.0200ha)
- Urban: Developed land; sealed surface: Building (2.5625ha)
- Urban: Developed land; sealed surface: Hardstanding (2.8925ha)
- Rural Tree [13]
- Hedgerows / Tree Lines: Line of trees (0.08km)
- Hedgerows / Tree Lines: Species-rich native hedgerow with trees (0.14km)
- Hedgerows / Tree Lines: Species-rich native hedgerow (0.11km)
- Hedgerows / Tree Lines: Native hedgerow (0.46km)
- Hedgerows / Tree Lines: Non-native and ornamental hedgerow (0.29km)

Key:

- Site Boundary
- Grassland: Other neutral grassland (0.1425ha)
- Grassland: Other neutral grassland - Moderate Condition (4.8350ha)
- Grassland: Other neutral grassland - Poor Condition (0.0300ha)
- Grassland: Modified grassland - Good Condition (2.6950ha)
- Grassland: Modified grassland - Moderate Condition (1.8700ha)
- Grassland: Modified grassland - Poor Condition (2.2325ha)
- Grassland: Modified grassland (former Cropland) - Moderate Condition (3.3100ha)
- Heathland and shrub: Mixed scrub - Poor Condition (0.2250ha)
- Heathland and shrub: Bramble scrub (0.7700ha)
- Heathland and shrub: Willow scrub (0.2275ha)
- Sparsely vegetated land: Tall forbs (0.0175ha)
- Sparsely vegetated land: Ruderal/Ephemeral (0.2675ha)
- Sparsely vegetated land: Ruderal/Ephemeral - Poor Condition (0.6175ha)
- Woodland and forest: Other woodland; broadleaved (0.7975ha)
- Woodland and forest: Other woodland; broadleaved - Moderate Condition (1.4150ha)
- Woodland and forest: Other woodland; broadleaved - Poor Condition (0.3475ha)
- Woodland and forest: Lowland mixed deciduous woodland - Moderate Condition (0.4350ha)
- Urban: Open mosaic habitats on previously developed land (0.0075ha)

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Monaghan Mushrooms, Thakeham	PROJECT
Pre-development Habitat Mapping	TITLE
6612/BNG1	DRAWING NO.
L/JP	REV
August 2026	DATE
JB/JP	QC

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Map data ©2026 Google. Aspect Ecology Ltd, West Court, Hardwick Business Park, Noral Way, Banbury, Oxfordshire, OX16 2AF.

Plan 6612/BNG2:

Post-development Habitat Mapping

Key Continued:

- Retained Rural Tree [8]
- Created Urban Tree [425]
- Retained Hedgerows / Tree Lines: Line of trees (0.08km)
- Retained Hedgerows / Tree Lines: Species-rich native hedgerow with trees (0.14km)
- Retained Hedgerows / Tree Lines: Species-rich native hedgerow (0.065km)
- Retained Hedgerows / Tree Lines: Native hedgerow (0.46km)
- Retained Hedgerows / Tree Lines: Non-native and ornamental hedgerow (0.265km)
- Created Hedgerows / Tree Lines: Species-rich native hedgerow (0.805km)

Key Continued:

- Created Heathland and shrub: Mixed scrub (0.6125ha)
- Created Woodland and forest: Other woodland; broadleaved (0.1625ha)
- Created Lakes: Ponds (non-priority habitat) (0.0775ha)
- Created Urban: Open mosaic habitats on previously developed land (0.0500ha)
- Created Urban: Introduced shrub (0.0575ha)
- Created Urban: Vegetated garden (2.3950ha)
- Created Urban: Artificial unvegetated, unsealed surface (1.2325ha)
- Created Urban: Developed land; sealed surface: Building (1.4100ha)
- Created Urban: Developed land; sealed surface: Hardstanding (2.8925ha)



Based on Proposed Parameters Plan: Landscape Masterplan, Drawing Ref: P24-2268_EN_0001_A. dated 23/07/2026

Key:

- Site Boundary
- Enhanced from Grassland: Modified grassland - Good Condition to Other neutral grassland - Good Condition (1.9900ha)
- Enhanced from Grassland: Modified grassland (former Cropland) - Moderate Condition to Other neutral grassland - Good Condition (2.5900ha)
- Enhanced from Grassland: Modified grassland - Moderate Condition to - Good Condition (1.1600ha)
- Enhanced from Woodland and forest: Other woodland; broadleaved - Poor Condition to - Moderate Condition (0.3475ha)
- Retained Heathland and shrub: Mixed scrub - Poor Condition (0.2250ha)
- Retained Heathland and shrub: Bramble scrub (0.1225ha)
- Retained Heathland and shrub: Willow scrub (0.2275ha)
- Retained Sparsely vegetated land: Ruderal/Ephemeral - Poor Condition (0.0400ha)
- Retained Woodland and forest: Other woodland; broadleaved (0.7725ha)
- Retained Woodland and forest: Other woodland; broadleaved - Moderate Condition (1.4150ha)
- Retained Woodland and forest: Lowland mixed deciduous woodland - Moderate Condition (0.4350ha)
- Created Grassland: Other neutral grassland - wet wildflower grassland (0.2800ha)
- Created Grassland: Other neutral grassland (4.3600ha)
- Created Grassland: Modified grassland - Moderate Condition (1.8075ha)
- Created Grassland: Modified grassland - Poor Condition (0.9675ha)
- Created Grassland: Traditional orchards (0.0825ha)

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Monaghan Mushrooms, Thakeham	PROJECT
Post-development Habitat Mapping	TITLE
6612/BNG2	DRAWING NO.
Q/JP	REV
October 2026	DATE
JB/JP	QC

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Appendix 6612/BNG1:

Landscape Masterplan produced by Pegasus Group Ltd

Issue:

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N 0 50 100 m

KEY

- APPLICATION BOUNDARY
- EXISTING TREES AND HEDGEROWS TO BE RETAINED (SUBJECT TO DETAILED SITE SURVEYS)
- PROPOSED LARGE OPEN SPACE TREE PLANTING
- PROPOSED FOCAL TREE PLANTING
- PROPOSED OPEN SPACE TREE PLANTING
- PROPOSED FRUIT TREE PLANTING
- PROPOSED PRIMARY STREET TREE PLANTING
- PROPOSED RESIDENTIAL STREET & ON-PLOT TREE PLANTING
- PROPOSED WOODLAND PLANTING
- PROPOSED MIXED NATIVE SHRUB PLANTING
- PROPOSED POS ORNAMENTAL SHRUB/HERBACEOUS PLANTING
- PROPOSED SUDS PLANTING
- PROPOSED ORNAMENTAL PLANTING TO DWELLING FRONTAGES
- PROPOSED NATIVE HEDGEROW PLANTING
- PROPOSED ORNAMENTAL HEDGEROW PLANTING
- AMENITY GRASSLAND
- SPECIES-RICH WILDLFOWER/GRASSLAND MEADOW
- DAMP SPECIES-RICH WILDLFOWER/GRASSLAND MEADOW TO SUDS
- INDICATIVE SELF-BINDING GRAVEL FOOTPATH ROUTES
- INDICATIVE MOWN/SECONDARY FOOTPATH ROUTES
- INDICATIVE FOOTPATH THROUGH WOODLAND
- BENCHES
- OPPORTUNITIES FOR WAYFINDING, & INFORMATION PANELS (EG. FRUIT TREE SPECIES, HABITATS)
- BUTTERFLY BANK WITHIN NORTHERN PARKLAND TO BE CONSTRUCTED AS GUIDED BY ECOLOGIST / BUTTERFLY CONSERVATION.ORG
- PERMANENT WATER WITHIN SUDS BASIN
- TIMBER SLEEPERS / BOULDERS TO SUDS BASIN BANKS TO FACILITATE AMENITY ACCESS & PLAY
- FOCAL SEATING SPACE TO VILLAGE GREEN
- HOARDING FENCE TO CENTRAL AREA
- TIMBER POST AND RAIL FENCE TO TURNING HEADS OVERLOOKING OPEN SPACE AREAS
- PLAY AREA - LEAP
- INDICATIVE COMMUNITY PLAY SPACE WITHIN PLAY HUB
- LOOKOUT AREA
- DOORSTEP PLAY / TRIM TRAIL
- EARTH MOUNDING (VARIABLE SLOPE PROFILE WITH MAXIMUM 1:3)
- WILDLIFE POND
- INDICATIVE MAINTENANCE/STORAGE BUILDING AND PARKING

MUSHROOM FARM, THAKEHAM - LANDSCAPE MASTERPLAN

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: FS | APPROVED BY: SW | DATE: 05/08/2026 | SCALE: 1:1000@A0 | DRWG: P24-2268_EN_0001_B | CLIENT: BELLWAY HOMES |

PEGASUS GROUP

Appendix 6612/BNG2:

Habitat Condition Assessment Sheets

Habitat type/criteria		Feature Reference																					
Grassland (low distinctiveness)		**wG1**		**wG2**		**wG3**		**wG4**															
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.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Pass		Pass		Pass		Pass															
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		Pass		Pass		Fail															
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass		Pass		Pass		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		Pass		Pass		Pass															
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Fail		Fail		Fail		Fail															
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass		Pass		Pass		Pass															
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass		Pass		Pass		Pass															
Condition		**Good**		**Good**		**Good**		**Moderate**															
Grassland (medium distinctiveness and above)		**wG1**																					
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.**	Pass																					
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.	Pass																					
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2] .	Fail																					
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Pass																					
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 WCA5) are present, this criterion is automatically failed.	Fail																					
F	There are 10 or more vascular plant species per m2 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	Fail																					
Condition		**Moderate**																					

Scrub		wMS1	wMS2	wWS1
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).	Fail	Fail	Fail
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Fail	Fail	Fail
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA5) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Pass	Pass	Pass
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Fail	Fail	Fail
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail	Fail	Fail
Condition		**Poor**	**Poor**	**Poor**
Woodland (assign scores of 3/2/1 accordingly)		wW1	wW2	wW3
A	Three age-classes present/ Two age-classes present/ One age-class present.	1	1	2
B	No significant browsing damage evident in woodland/ Evidence of significant browsing pressure is present in less than 40% of whole woodland/ Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	3	3
C	No invasive species present in woodland/ Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover/ Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	3	3	3
D	Five or more native tree or shrub species found across woodland parcel/ Three to four native tree or shrub species found across woodland parcel/ Two or less native tree or shrub species across woodland parcel.	3	3	3
E	>80% of canopy trees and >80% of understory shrubs are native/ 50 - 80% of canopy trees and 50 - 80% of understory shrubs are native/ <50% of canopy trees and <50% of understory shrubs are native.	3	3	3
F	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted/ 21 - 40% of woodland has areas of temporary open space/ <10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3	3	3
G	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth/ One or two classes only present in woodland/ No classes or coppice regrowth present in woodland.	1	1	2
H	Tree mortality 10% or less, no pests or diseases and no crown dieback/ 11% to 25% tree mortality and or crown dieback or low-risk pest or disease present/ Greater than 25% tree mortality and or any high-risk pest or disease present.	3	3	3
I	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists/ Recognisable woodland NVC plant community at ground layer present/ No recognisable woodland NVC plant community10 at ground layer present.	1	1	1
J	Three or more storeys across all survey plots, or a complex woodland/ Two storeys across all survey plots/ One or less storey across all survey plots/ One or less storey across all survey plots.	1	1	2
K	Two or more veteran trees per hectare/ One veteran tree per hectare/ No veteran trees present in woodland.	1	1	1
L	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/ 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/ 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.	1	2	2
M	No nutrient enrichment or damaged ground evident/Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground/ 1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	1	1	3
Condition		**Poor**	**Moderate**	**Moderate**

Sparsely Vegetated Land		**wTR1**	
A	The parcel represents a good example of its specific sparsely vegetated habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with characteristic indicator species consistently present.	Pass	
B	The cover of bracken *Pteridium aquilinum* , scrub and trees is less than 25%.	Pass	
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA3) and species indicative of suboptimal condition make up less than 5% of vegetated ground cover.	Fail	
D	Vegetation cover of vascular and non-vascular plants is between 5 and 50%.	Fail	
Condition		Poor	

Habitat type/criteria		Feature Reference												
Grassland (low														
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or		Pass		Pass							
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.		Pass		Pass							
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).		Pass		Pass							
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to		Pass		Pass							
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.		Pass		Pass							
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.		Pass		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 WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the		Pass		Pass							
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.		Pass		Pass							
p														
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.											
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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.											

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

	Habitat type/criteria	Feature Reference						
	Grassland (low distinctiveness)	G1	AG1-4	AG5-8	AG9	AG10	AG11	AG3c
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.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Fail	Fail	Pass	Fail	Pass	Fail	Pass
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	Fail	Fail	Fail	Fail	Fail	Fail
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass	Pass	Pass	Pass	Pass	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	Pass	Pass	Pass	Pass	Pass	Pass
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Pass	Pass	Pass	Pass	Fail	Pass	Fail
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	Condition (6+ criteria including A = good; 4-5 criteria including A = moderate; 3 criteria or fewer or fails A = poor)	**Poor**	**Poor**	**Good**	**Poor**	**Moderate**	**Poor**	**Moderate**

	Grassland (low distinctiveness)	G7	Former Cropland	G6	G8			
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.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Fail	Pass	Pass	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.	Fail	Fail	Fail	Fail			
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass	Pass	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	Fail	Pass	Pass			
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Pass	Pass	Pass	Pass			
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass	Pass	Pass	Pass			
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass	Pass	Pass	Pass			
	Condition (6+ criteria including A = good; 4-5 criteria including A = moderate; 3 criteria or fewer or fails A = poor)	**Poor**	**Moderate**	**Good**	**Poor**			

Grassland (medium distinctiveness and above)		**G2**	**G5**								
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.**	Fail	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 insects, birds and small mammals to live and breed.	Fail	Fail								
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2] .	Pass	Pass								
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Pass	Fail								
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 WCA5) are present, this criterion is automatically failed.	Fail	Pass								
F	There are 10 or more vascular plant species per m2 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	Fail	Fail								
Condition (Acid grassland: 5 criteria = good; 3-4 criteria = moderate; 2 criteria or fewer = poor. Non-acid grassland: 5+ criteria including A and F = good; 3-5 criteria including A = moderate; 2 criteria or fewer or fails A)		**Poor**	**Poor**								

Woodland (assign scores of 3/2/1 accordingly)		W1	W2								
A	Three age-classes present/ Two age-classes present/ One age-class present.	2	2								
B	No significant browsing damage evident in woodland/ Evidence of significant browsing pressure is present in less than 40% of whole woodland/ Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	3								
C	No invasive species present in woodland/ Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover/ Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	3	3								
D	Five or more native tree or shrub species found across woodland parcel/ Three to four native tree or shrub species found across woodland parcel/ Two or less native tree or shrub species across woodland parcel.	2	2								
E	>80% of canopy trees and >80% of understory shrubs are native/ 50 - 80% of canopy trees and 50 - 80% of understory shrubs are native/ <50% of canopy trees and <50% of understory shrubs are native.	3	3								
F	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted/ 21 - 40% of woodland has areas of temporary open space/ <10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3	3								
G	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth/ One or two classes only present in woodland/ No classes or coppice regrowth present in woodland.	3	2								
H	Tree mortality 10% or less, no pests or diseases and no crown dieback/ 11% to 25% tree mortality and or crown dieback or low-risk pest or disease present/ Greater than 25% tree mortality and or any high-risk pest or disease present.	3	3								
I	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists/ Recognisable woodland NVC plant community at ground layer present/ No recognisable woodland NVC plant community10 at ground layer present.	1	1								
J	Three or more storeys across all survey plots, or a complex woodland/ Two storeys across all survey plots/ One or less storey across all survey plots/ One or less storey across all survey plots.	2	2								
K	Two or more veteran trees per hectare/ One veteran tree per hectare/ No veteran trees present in woodland.	1	1								
L	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/ 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/ 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.	1	2								
M	No nutrient enrichment or damaged ground evident/Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground/ 1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	3	2								
Condition (total score of 33-39 = good; total score of 26-32 = moderate; total score of 13-25 = poor)		**Moderate**	**Moderate**								

Urban		TF	RV1-2	RV4-5	OMH			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Fail	Fail	Fail	Pass			
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Fail	Pass	Pass	Pass			
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement)2 cover less than 5% of the total vegetated area.	Pass	Pass	Pass	Pass			
	Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass	Pass	Pass	Pass			
D	**Open mosaic habitat on previously developed land only:** The parcel shows spatial variation and forms a mosaic of bare substrate PLUS:- At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	N/A	N/A	N/A	Fail			
E1	**Bioswale and SUDS only:** Plant species are mostly native. If non-native species are present these are not detrimental to the habitat or native wildlife.	N/A	N/A	N/A	N/A			
E2	**Bioswale and SUDS only:** Vegetation comprised of plant species suited to wetland or riparian situations.	N/A	N/A	N/A	N/A			
F	**Intensive green roofs:**The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	N/A	N/A	N/A	N/A			
G	**Biodiverse green roofs only:** The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.	N/A	N/A	N/A	N/A			
	Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	N/A	N/A	N/A	N/A			
Condition (Green roofs and Open Mosaic: 3 core criteria AND good condition in criterion C AND passes additional criterion for specific hab type (D, F or G) = good; passes 2-3 criteria OR 4 criteria without good condition in criterion C = moderate; 0-1 criteria = poor. Boswale or SuDS: 3 core criteria AND good condition in criterion C AND all criteria for specific hab type = good; 3-4 criteria OR 5 criteria without good condition in criterion C = moderate; 2-0 criteria = poor. All other habitats: all 3 criteria AND good condition in criterion C = good; 2-3 criteria OR all 3 criteria but without good condition in criterion C = moderate; 0-1 criteria = poor)		**Poor**	**Moderate**	**Moderate**	**Moderate**			

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Habitat type/criteria		Feature Reference						
Individual trees / Tree Blocks and Groups		T1 (S)	T1a (S)	T2 (M in H1)	T3 (L in H1)	TG1 (6x L trees)	T13 (S)	AT1 (M)
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Fail	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Fail	Fail	Fail	Pass	Pass	Fail	Fail
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Fail	Fail	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		**Moderate**	**Moderate**	**Moderate**	**Good**	**Good**	**Moderate**	**Moderate**

Individual trees / Tree Blocks and Groups continued		AT2 (S)						
A	Tree is a native species (or at least 70% within block are native)	Pass						
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Fail						
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass						
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail						
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		**Moderate**						

NOTES

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HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Criteria				Feature Reference						Notes (such as justification)
				H1	H4	H5				
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.	Pass	Pass	Pass				
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.	Pass	Pass	Pass				
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Pass	Pass	Pass				
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Pass	Fail	Pass				
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Pass	Pass	Pass				
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Fail	Fail	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 WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Pass	Pass	Pass				
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Pass	Pass	Pass				
Additional group - applicable to hedgerows with trees only										
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N/A	Pass	N/A				
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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N/A	Pass	N/A				
Condition				**Good**	**Good**	**Good**				

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Criteria		Feature Reference										Notes (such as justification)
		TL1										
A	At least 70% of trees are native species.	Fail										
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Fail										
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Fail										
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice2.	Fail										
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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 (5 criteria = good; 3-4 criteria = moderate; 2 criteria or fewer = poor)		**Poor**										

Appendix 6612/BNG3:

Relevant Output from the Statutory Biodiversity Metric Calculation Tool

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Horsham District Council		
Project name:	The Former Thakeham Mushroom Site, Thakeham		
Applicant:	Bellway Homes Limited (Strategic Land)		
Application type:	Outline Planning		
Planning application reference:			
Completed by:	JB		
Date of metric completion:	21 October 2026		
Reviewer:			
Calculation iteration:	dv10		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	**No ✓**		
Total site area - including irreplaceable habitat area (hectares):	**25.72**	**Irreplaceable habitat site area (hectares):**	**0.00**
Total off-site area - including irreplaceable habitat area (hectares):	**N/A**	**Irreplaceable habitat area off-site (hectares):**	**N/A**

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number

On-site post intervention map — Insert

On-site post-intervention map reference number

Off-site baseline map — Insert

Off-site baseline map reference number

Off-site post intervention map — Insert

Off-site post-intervention reference number

The Former Thakeham Mushroom Site, Thakeham

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	115.82	
	Hedgerow units	7.05	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	129.00	
	Hedgerow units	9.11	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	13.18	11.38%
	Hedgerow units	2.06	29.28%
	Watercourse units	0.00	0.00%
Off-site baseline	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Area habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	13.18	
	Hedgerow units	2.06	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	13.18	
	Hedgerow units	2.06	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	11.38%	
	Hedgerow units	29.28%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	115.82	127.41	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	7.05	7.76	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 ✓

Return to results menu

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(11) (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	0.49	0.00	0.49	✓
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	0.26	0.00	0.26	✓
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	
		0.74	0.00	0.74	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.74	✓
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	0.00
Cropland - Arable field margins game bird mix	Cropland	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	27.51	0.00	27.51	27.51 ✓
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	2.66 ✓
Heathland and shrub - Bramble scrub	Heathland and shrub	-2.59	0.00	-2.59	
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	
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	5.18	0.00	5.18	
Lakes - Ponds (non-priority habitat)	Lakes	0.66	0.00	0.66	0.66 ✓
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	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	4.85	0.00	4.85	4.75 ✓
Individual trees - Rural tree	Individual trees	-0.10	0.00	-0.10	
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	1.54	0.00	1.54	1.54 ✓
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	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	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	
		36.90	0.00	36.90	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset lower distinctiveness deficit	36.90	✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00	
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.74	✓

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	-26.94	0.00	-26.94 ⚠
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	-1.07	0.00	-1.07 ⚠
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	-1.19	0.00	-1.19 ⚠
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	0.11	0.00	0.11 ✓
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	4.62	0.00	4.62 ✓
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
		-24.47	0.00	-24.47

Low Distinctiveness Summary

Units available to offset Low Distinctiveness deficit	37.65	✓
Low Distinctiveness net change in units	-24.47	⚠
Cumulative surplus of units	13.18	✓

Return to results menu

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	4.85	0.00	4.85 ✓
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
	4.85	**0.00**	**4.85**

Medium Distinctiveness Summary

Units available from higher distinctiveness habitats	0.00	
Medium Distinctiveness net change in units	4.85	✓
Cumulative availability of units	4.85	✓

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	-2.76	0.00	-2.76 ⚠
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	-2.76	**0.00**	**-2.76**

Low Distinctiveness Summary

Low Distinctiveness net change in units	-2.76	⚠
Cumulative availability of units	2.09	✓

Very Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	-0.03	0.00	-0.03 ⚠
	-0.03	**0.00**	**-0.03**

Very Low Distinctiveness Summary

Very Low Distinctiveness net change in units	-0.03	⚠
Cumulative availability of units	2.06	✓

Project Name: The Former Thakeham Mushroom Site, Thakeham Map

A-1 On-Site Habitat Baseline

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

Area habitat summary	
Total Net Unit Change	13.18
Total Net % Change	11.38%
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline							Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
1	Grassland	Other neutral grassland	No	0.1425	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	0.57			0.00	0.00	0.14	0.57		G2 - check condition. Cond. Assessment says Poor, but mapped in BNG1 without an assigned condition		
2	Grassland	Other neutral grassland	No	4.835	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	38.68			0.00	0.00	4.84	38.68		wG1 enhanced from moderate to good condition		
3	Grassland	Other neutral grassland	No	0.03	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	0.12			0.00	0.00	0.03	0.12		G5		
4	Grassland	Modified grassland	No	2.695	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	16.17		1.99	0.00	11.94	0.71	4.23		wG2 and wG3 ehanced from modified grassland good condition to other neutral grassland good condition		
5	Grassland	Modified grassland	No	1.87	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	7.48		1.16	0.00	4.64	0.71	2.84		wG4		
6	Grassland	Modified grassland	No	2.2325	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	4.47			0.00	0.00	2.23	4.47		G1 G6 G7 AG1 AG2 AG3a AG3b AG4 AG9 AG11		
7	Grassland	Modified grassland	No	3.31	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	13.24		2.59	0.00	10.36	0.72	2.88		former Cropland		
8	Heathland and shrub	Mixed scrub	No	0.225	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	0.90	0.225		0.90	0.00	0.00	0.00		wMS1 and wMS2		
9	Heathland and shrub	Bramble scrub	No	0.77	Medium	4	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	3.08	0.1225		0.49	0.00	0.65	2.59				
10	Heathland and shrub	Willow scrub	No	0.2275	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	0.91	0.2275		0.91	0.00	0.00	0.00		wWS1		
11	Sparsely vegetated land	Tall forbs	No	0.0175	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.04			0.00	0.00	0.02	0.04		TF		
12	Sparsely vegetated land	Ruderal/Ephemeral	No	0.2675	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.07			0.00	0.00	0.27	1.07		RV1-5		
13	Sparsely vegetated land	Tall forbs	No	0.6175	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.24	0.04		0.08	0.00	0.58	1.16		wTR1 and wTR2		
14	Woodland and forest	Other woodland; broadleaved	No	0.7975	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	6.38	0.7725		6.18	0.00	0.03	0.20		W1 and W2		
15	Woodland and forest	Other woodland; broadleaved	No	1.415	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	11.32	1.415		11.32	0.00	0.00	0.00		wW2		
16	Woodland and forest	Other woodland; broadleaved	No	0.3475	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	1.39		0.3475	0.00	1.39	0.00	0.00		wW1		
17	Woodland and forest	Lowland mixed deciduous woodland	No	0.435	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required =	5.22	0.435		5.22	0.00	0.00	0.00		wW3		
18	Urban	Open mosaic habitats on previously developed land	No	0.0075	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required =	0.09			0.00	0.00	0.01	0.09		OMH		
19	Urban	Developed land; sealed surface	No	0.02	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	0.02	0.00		OS1 OS2		
20	Urban	Developed land; sealed surface	No	2.5625	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	2.56	0.00		Buildings B1-B13		
21	Urban	Developed land; sealed surface	No	2.8925	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	2.89	0.00		Hardstanding		
22	Individual trees	Rural tree	No	0.0489	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	0.39	0.0366		0.29	0.00	0.01	0.10		4 x small trees and 2x medium trees in moderate condition (T1(s) T1a(s) T2(m) T13(s) T17(s) AT1(m) AT2(s)) T1, T1a and T13 to be lost		
23	Individual trees	Rural tree	No	0.2565	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (>)	3.08	0.2565		3.08	0.00	0.00	0.00		7x large trees in good condition (T3 and TG1)		
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		Total habitat area		26.02									115.82	3.53	6.09	26.47	28.33	16.40	59.02				
		Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		25.72																			

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	16.39

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: The Paengs Workshop Mushroom Site, Thirlmere Map Reference: 2nd Cm-Site Habitat Creation

Crossbreak / Share Columns | Crossbreak / Short Rows | Main Menu

Area habitat summary	
Total Hat Net Change	18.58
Total Hat % Change	11.25%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance		Post-intervention habitat										Comments		
										Temporal multiplier				Difficulty multiplier								
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Grassland	Other neutral grassland	2.7425	Medium	4	Moderate	2	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.833	Low	Standard difficulty applied	Low	1	18.32	Wet Shallower Grassland		
2	Grassland	Other neutral grassland	1.5	Medium	4	Poor	1	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.833	Low	Standard difficulty applied	Low	1	7.49			
3	Grassland	Modified grassland	1.81	Low	2	Moderate	2	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.833	Low	Standard difficulty applied	Low	1	6.39			
4	Grassland	Modified grassland	0.9675	Low	2	Poor	1	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.833	Low	Standard difficulty applied	Low	1	1.61			
5	Grassland	Traditional orchards	0.0435	High	6	Moderate	2	Low Strategic Significance	1	20			Standard time to target condition applied	20	0.455	Low	Standard difficulty applied	Low	1	0.47			
6	Heathland and shrub	Mixed scrub	0.6135	Medium	4	Good	3	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.769	Low	Standard difficulty applied	Low	1	6.32			
7	Woodland and forest	Other woodland; broadleaved	0.1435	Medium	4	Moderate	2	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.556	Low	Standard difficulty applied	Low	1	0.79			
8	Lakes	Ponds (non-priority habitat)	0.0716	Medium	4	Moderate	2	Low Strategic Significance	1	3			Standard time to target condition applied	3	0.909	Low	Standard difficulty applied	Low	1	0.39			
9	Urban	Open mosaic habitats on previously developed land	0.05	High	6	Moderate	2	Low Strategic Significance	1	4			Standard time to target condition applied	4	0.667	Medium	Standard difficulty applied	Medium	0.67	0.36			
10	Urban	Introduced shrubs	0.0674	Low	2	Condition Assessment N/A	1	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.909	Low	Standard difficulty applied	Low	1	0.11			
11	Urban	Vegetated garden	0.205	Low	2	Condition Assessment N/A	1	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.909	Low	Standard difficulty applied	Low	1	0.93			
12	Urban	Artificial unvegetated, unsealed surface	1.2325	V.Low	0	N/A - Other	0	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
13	Urban	Developed land; sealed surface	1.41	V.Low	0	N/A - Other	0	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
14	Urban	Developed land; sealed surface	0.6945	V.Low	0	N/A - Other	0	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
15	Individual trees	Urban tree	1.73	Medium	4	Poor	1	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.769	Low	Standard difficulty applied	Low	1	4.89	433 small trees		
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Total habitat area:	10.16			Total Units: 99.45
Site Area (Excluding area of individual trees, green walls, individual bed allotments):	10.00			
BP to hectares conversion rule:	Select a unit	Reference	BP	

Name: The Former Thelwall Marketeers Site, Thelwall Map Ref:
A4 On-Site Habitat Enhancement

Crosslinks / Show CLAssess | Crosslinks / Show Rivers

Main Menu

Area habitat summary	
Total Net Unit Change	24.32
Total Net % Change	11.00%
Baseline Data Satisfied	Yes ✓

| Baseline habitats | | | | | | | | | | | Post intervention habitats | | | | | | | | | | |

ct Name: The Former Thakeham Mushroom Site, Thakeham Map Refere

B-1 On-Site Hedge Baseline

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

Hedgerow summary	
Total Net Unit Change	2.06
Total Net % Change	29.25%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline						Comments		
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	User comments	Planning authority comments	Habitat reference number
1	TL1	Line of trees	0.08	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.16	0.08		0.16	0.00	0.00	0.00			
2	H4	Species-rich native hedgerow with trees	0.14	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	2.52	0.14		2.52	0.00	0.00	0.00			
3	H1	Species-rich native hedgerow	0.11	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.32	0.065		0.78	0.00	0.05	0.54			
4	H5/wH1/wH2/ wH3	Native hedgerow	0.46	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	2.76			0.00	0.00	0.46	2.76			
5	H6/wH4	Non-native and ornamental hedgerow	0.29	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.29	0.265		0.27	0.00	0.03	0.03			
6																					
7																					
8																					

ect Name: The Former Taskeham Mushroom Site, Thakeham Map Refere

B-2 On-Site Hedge Creation

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	2.08
Total Net % Change	29.29%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier					Difficulty risk multipliers				Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
1		Species-rich native hedgerow	0.805	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	5.39			
2																								
3																								

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