Skyline Ecology

Monckton Coke Works

Biodiversity Metrics 3.0

FINAL

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1 Introduction

1.1 Site Description

1.1.1 The site is a former coke works, located on Lund Hill Lane (B6428), to the east of Royston at ordnance survey grid reference SE 374121 (Figure 1 located in Section 7).

1.2 Description of Project and Background to Commission

1.2.1 This ecological report has been prepared by Skyline Ecology on behalf of the client. It is understood that the report is to form a planning application for the development of the site for residential housing.

1.3 Aims of Study

1.3.1 The objectives of the study are as follows:

- Present current biodiversity base line conditions of the site;
- Present proposed on-site habitat creation, enhancement and accelerated succession;
- Present proposed off-site habitat creation, enhancement and accelerated succession; and
- Provide results through the Biodiversity Metric 3.0 calculation tool.

1.3.2 The updated National Planning Policy Framework (NPPF) published in February 2019 states that:

"*Planning Policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*"

1.3.3 The updated Planning Policy Guidance (PPG) for the Natural Environment, updated in July 2019 states that:

"Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand."

1.3.4 The updated PPG provides examples of how biodiversity net gain can be achieved. Measures suggested include creating new habitats and enhancing existing habitats.

1.3.5 This report uses the DEFRA Biodiversity Metric 3.0 Calculation Tool Beta Test (published September 2020) to produce a quantifiable amount of biodiversity units produced post-construction, and compare them to the baseline biodiversity unit's pre-construction, to determine if the development would result in a net gain or net loss in biodiversity.

2 Methods

2.1.1 This report has been produced in accordance with the methodology set out in the Biodiversity Metric 3.0 – User Guide and The Biodiversity Metric 3.0 –Technical Supplement

2.2 Data Sources

2.2.1 The Extended Phase 1 Habitat surveys undertaken in 2019, the updated Phase 1 habitat survey report which includes the UK Habitat Classification (UKHAB) in 2021 and further protected species survey visits in 2020 have been used to determine the size and condition of each baseline habitat type.

2.3 Limitations and Assumptions

2.3.1 It should be noted that all habitat creation calculations have been calculated using the indicative masterplan and therefore some of the figures for habitat creation may change slightly. These calculations should be reviewed when the detailed masterplan has been completed. It is likely that additional habitats will be included within the masterplan which should also be considered. In addition, biodiversity units for areas such as gardens and green landscaping, can only be accurately assessed within the detailed Landscape Masterplan (LMP), and have therefore been estimated in this report. These estimates are conservative therefore, the final LMP may produce a higher percentage of net gain.

3 Results

3.1.1 This section sets out the baseline conditions identified within the Phase 1 habitat survey and UKHab survey (Figure 2 located in Section 7). Drawings have been made of each habitat type with individual reference points for the location and size of each habitat type (Figures 3 to 8 located in Section 7). Each habitat type is numbered and referenced on these drawings and headings below

3.2 Baseline Habitat Types

Woodland

Other woodland broad-leaved (w1g) – Reference numbers 1, 2, 3, 4, 5, 6 & 7

3.2.1 The woodland blocks have been categorised into specific distinct woodland areas; all have been classed as other woodland broadleaved under the UKHab. All of the woodlands are relatively young and have either naturally colonised over the past 20 years or as with woodland 3 have been planted as part of a buffer zone or wind break, with woodland 6 being planted as an ecological improvement scheme. The woodland to the north of the site (1) is the most ecologically interesting/diverse.

3.2.2 None of these woodlands fall within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Grassland

3.2.3 The majority of grassland is located in small patches and consists of amenity grassland which is succeeding into tall ruderals, marshy grassland, and an area of seeded modified grassland.

Neutral grassland (g3) – Reference Numbers 9, 10, 11, 12 & 26

3.2.4 To the east of the site there are three small areas of what would have once been formal amenity grassland which have now become rank grasslands. Amenity grassland falls within the local priority habitat as set out by the Barnsley Biodiversity Trust.

3.2.5 To the south of the study site is an area of grassland more akin to a roadside verge. This grassland is more diverse, being located away from the main coke works and appears to have been seeded in the past. Semi-improved neutral grassland falls within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Modified grassland (g4) – Reference Number 13

3.2.6 At the south western corner of the study site (separated by the railway track), is an area of semi-improved grassland. It appears that this is part of a former tip and has been capped. On initial inspection in 2019 grassland appears to have been grazed as the sward is extremely short, however no evidence of grazing or other management was noted in 2020 or 2021 suggesting that the grassland is struggling within the current soil conditions. In addition, this grassland has a uniformed sword with limited

herb communities suggesting this is an improved grassland. this grassland does not fall within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Other swamps (f2f) – Reference Number 8

3.2.7 The north east corner of the site has small patches of marshy grassland which is succeeding into tall ruderals and scrub. The category for this part of the site falls between grassland and wetland as there are a number of wet tolerant species in this area. The habitat of best fit therefore is f2f (Other Swamps). The area has recently been cleared of the young willow trees which dominated the area since the survey undertaken in 2019 and is now a boggy area with small patches of open water. This area is probably the most botanically diverse part of the site because of the mix of habitats. This grassland falls within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Scrub

3.2.8 Mixed native scrub habitat is located around the boundaries of the study site.

Blackthorn scrub (h3a) – Reference number 17

3.2.9 The main area of scrub is located within a steep valley to the south of the site, to the north west of the water treatment works. The scrub bank was too steep and scrub too dense to assess in detail and therefore was assessed from a distance. The bank is mainly dominated by hawthorn and blackthorn scrub. Scrub habitat falls within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Dense scrub (h3) – Reference numbers 14, 15 & 16

3.2.10 Along the western boundary of the site is a line of stacked tyres which appear to have been used as planters. The tyres continue for a length of approximately 150 metres and have been vegetated by a scrub/ hedgerow type of feature, which is mainly dominated by silver birch, hawthorn and blackthorn.

3.2.11 To the southeast corner of the study site is what would have once been a formally planted hedgerow or part of a landscaping scheme. Due to the lack of management this area has become a line of tall scrub/low woodland with dense bramble cover and short scrubby trees.

3.2.12 The north east boundary of the site has a stand of mixed scrub which is currently succeeding into dense unmanaged woodland. Scrub habitat falls within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Urban

3.2.13 There are two distinct types of bare ground within the development boundary, although the category of "vacant/derelictland/bareground" fits with some of the site, the majority of the site consists of demolished buildings with areas of hardstanding, which are the former footings or concrete pads. These areas therefore have been categorised as *Developed Land - sealed surface* or *Artificial unsealed surface*. In

addition to this there are small areas of mosaic habitat on previously developed land beginning to emerge as the site has become colonised.

Open mosaic habitat on previously developed land (u1a) – Reference numbers 18, 19, 20, 27 & 28

3.2.14 During the initial survey in November 2019 the open mosaic habitat on previously developed land was not believed to be present. Since this date and due to significant operational and physical changes within the study site this habitat has begun to develop. The locations of these habitat are associated with the recent creation of two soil bunds, to the north and south of the main coke works. These bunds were completed in the summer of 2020 and were free from vegetation. The site visit in May 2021 has noted that the bunds have become vegetated with early colonising species.

3.2.15 In addition to the above a brick and rubble bund located in the centre of the site has also been colonised by vegetation, although this has more scrub dominant plants such as buddleia the diversity of this bund is dominated by ragwort and weld with silver birch saplings

3.2.16 Towards the west of the site, close to the mobile phone mast is a mosaic of tall ruderal and scatter scrub. Further to this the former tall ruderal community around the lagoons to the north has begun to regrow after a fire removed all natural vegetation in this area. This recolonisation has resulted in a number of pioneer species being present.

3.2.17 Mosaic habitat on previously developed land falls within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Developed land – sealed surface (u1b) – Reference number 25

3.2.18 The majority of the bare ground habitat to the north is classed as a sealed surface of concrete, with either a thin layer of loose material associated with the coke industry, or is made up of the concrete bases of former buildings, or are building which have been recently demolished. Developed land - Sealed surface does not fall within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Artificial unvegetated sealed surface (u1c) – Reference number 24

3.2.19 In the north west corner of the coke works the loose material becomes thicker and therefore in effect has the potential to support more vegetation. The diversity in this part of the site is similar to that of the sealed surface, consisting predominantly of small silver birch saplings.

3.2.20 A number of tall soil bunds have been created since the initial site visit in 2019. These bunds were developed throughout the summer and autumn of 2020 and remained unvegetated during the last site visit in May 2021. Artificial unvegetated sealed

surface does not fall within the local priority habitat as set out by the Barnsley Biodiversity Trust.

Open water

3.2.21 Consisting of two artificial lagoons of limited ecological interest and a small naturalised seasonal pond.

Standing water (r1) – Reference numbers 21, 22 & 23

3.2.22 There are two former settling lagoons which have steep sided brick walls and are fenced on all sides. Vegetation within the ponds is limited, both lagoons have differing levels of water quality with pond reference 21 having good water quality compared to 22 which has poor water quality.

3.2.23 An area of wet grassland to the north east which did hold a small amount of water at the time of the initial survey in 2019, but dried during 2020, this is thought to be due to the large number of willow saplings within and adjacent to this area. During the visit in May 2021 all of the willow trees had been removed leaving a shallow (10cm deep) long pool.

3.2.24 Standing water and ponds fall within the local priority habitat as set out by the Barnsley Biodiversity Trust.

3.3 Baseline, Pre-construction Biodiversity Units

3.3.1 A summary of the baseline results from the DEFRA biodiversity metric are shown in Table 1. Note that the summary for hedgerow baseline data is not displayed as there are no hedgerows on the site.

Table 1: Baseline Habitat Biodiversity Units

Ref	Habitat Type	Area	Hab. Distinctiveness		Hab. Condition		Strategic Significance		Suggested action to address habitat losses	Baseline
			Distinctiveness	*Score*	*Condition*	*Score*	*Significance*	*multiplier*		Habitat units
1	Woodland and forest – Other woodland Broadleaved	1.86	Medium	4	Poor	1	Low	1	Same broad habitat or a higher distinctiveness habitat required	7.44
2	Woodland and forest - Other woodland; broadleaved	0.28	Medium	4	Poor	1	Low	1	Same broad habitat or a higher distinctiveness habitat required	1.12
3	Woodland and forest - Other woodland; broadleaved	0.4	Medium	4	Poor	1	Low	1	Same broad habitat or a higher distinctiveness habitat required	1.6
4	Woodland and forest - Other woodland; broadleaved	0.7	Medium	4	Poor	1	Low	1	Same broad habitat or a higher distinctiveness habitat required	2.80
5	Woodland and forest - Other woodland; broadleaved	0.06	Medium	4	Poor	1	Low	1	Same broad habitat or a higher distinctiveness habitat required	0.24
6	Woodland and forest - Other woodland; Young Trees planted	0.28	Medium	4	Poor	1	Low	1	Same broad habitat or a higher distinctiveness habitat required	1.12
7	Woodland and forest - Other woodland; broadleaved	0.58	Medium	4	Poor	1	Low	1	Same broad habitat or a higher distinctiveness habitat required	2.32
8	Grassland - Other neutral grassland	0.03	Medium	4	Moderate	2	High	1.15	Same broad habitat or a higher distinctiveness habitat required	0.28

Ref	Habitat Type	Area	Hab. Distinctiveness		Hab. Condition		Strategic Significance		Suggested action to address habitat losses	Baseline
			Distinctiveness	*Score*	*Condition*	*Score*	*Significance*	*multiplier*		Habitat units
9	Grassland - Other neutral grassland	0.06	Medium	4	Poor	1	High	1.15	Same broad habitat or a higher distinctiveness habitat required	0.28
10	Grassland - Other neutral grassland	0.01	Medium	4	Poor	1	High	1.15	Same broad habitat or a higher distinctiveness habitat required	0.05
11	Grassland - Other neutral grassland	0.01	Medium	4	Poor	1	High	1.15	Same broad habitat or a higher distinctiveness habitat required	0.05
12	Grassland - Other neutral grassland	0.07	Medium	4	Poor	1	High	1.15	Same broad habitat or a higher distinctiveness habitat required	0.32
13	Grassland - Modified grassland	0.51	Medium	4	Poor	1	Low	1	Same distinctive or better habitat required	1.02
14	Heathland and shrub - Mixed scrub	0.19	Medium	4	Poor	1	High	1.15	Same broad habitat or a higher distinctiveness habitat required	0.87
15	Heathland and shrub - Mixed scrub	0.06	Medium	4	Moderate	2	High	1.15	Same broad habitat or a higher distinctiveness habitat required	0.55
16	Heathland and shrub - Mixed scrub	0.25	Medium	4	Poor	1	High	1.15	Same broad habitat or a higher distinctiveness habitat required	1.15
17	Heathland and shrub - Mixed scrub	0.36	Medium	4	Moderate	2	High	1.15	Same broad habitat or a higher distinctiveness habitat required	3.31
18	Urban - Open Mosaic Habitats on Previously Developed Land	0.1	High	6	Poor	1	High	1.15	Same Habitat Required	1.38
19	Urban - Open Mosaic Habitats on Previously Developed Land	0.04	High	6	Poor	1	High	1.15	Same Habitat Required	0.28

Ref	Habitat Type	Area	Hab. Distinctiveness		Hab. Condition		Strategic Significance		Suggested action to address habitat losses	Baseline
			Distinctiveness	***Score***	***Condition***	***Score***	***Significance***	***multiplier***		**Habitat units**
20	Urban - Open Mosaic Habitats on Previously Developed Land	0.07	High	6	Poor	1	High	1.15	Same Habitat Required	0.48
21	Lakes - Ponds (Priority Habitat)	0.12	High	6	Poor	1	High	1.15	Same Habitat Required	0.83
22	Lakes - Ponds (Priority Habitat)	0.03	High	6	Poor	1	High	1.15	Same Habitat Required	0.21
23	Lakes - Ponds (Priority Habitat)	0.01	High	6	Moderate	2	High	1.15	Same Habitat Required	0.14
24	Urban - Artificial unvegetated, unsealed surface	1.0	V.Low	0	N/A-Other	0	Low	1	Compensation Not Required	0.00
25	Urban - Developed land; sealed surface	8.5	V.Low	0	N/A-Other	0	Low	1	Compensation Not Required	0.00
26	Grassland - Other neutral grassland	0.01	Medium	4	Moderate	2	High	1.15	Same broad habitat or a higher distinctiveness habitat required	0.09
27	Urban - Open Mosaic Habitats on Previously Developed Land	0.07	High	6	Poor	1	High	1.15	Same Habitat Required	0.48
28	Urban - Open Mosaic Habitats on Previously Developed Land	0.07	High	6	Poor	1	High	1.15	Same Habitat Required	0.48
									Total	**28.88**

3.4 Post Construction Biodiversity Unit

3.4.1 A summary of the results of the DEFRA Biodiversity Metric for post-construction retention and enhancement is shown in Table 2, 3, 4 and 5. 2.

Table 2: Habitat Retention and Enhancement

Ref	Habitat Type	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced
1	Woodland and forest – Other woodland Broadleaved		1.86	0	7.44
2	Woodland and forest – Other woodland Broadleaved		0.28	0	1.12
6	Woodland and forest - Other woodland; Young Trees planted		0.14	0	0.56
7	Woodland and forest - Other woodland; broadleaved		0.15	0	0.60
12	Grassland - Other neutral grassland		0.07	0	0.32
14	Heathland and shrub - Mixed scrub		0.19	0	0.87
16	Heathland and shrub - Mixed scrub		0.25	0	1.15
17	Heathland and shrub - Mixed scrub		0.36	0	3.31

3.4.2 All of the terrestrial habitats will be improved through the creation of a LEMP. It should be noted that the majority of the habitats to be retained are currently poor or fairly poor quality and are limited to the boundaries of the site with the exception of open mosaic habitat on previously developed land.

Table 3: Site Habitat Enhancement

Ref	Habitat Type	Area	Condition Change			Strategic Significance		Temporal		Difficulty		Habitat Units delivered
			Condition change	*Condition*	*Score*	*Sig.*	*Score*	Time Years	Multi-plier	enhance	Multiplier	
1	Woodland and forest – Other woodland Broadleaved	1.86	Poor – Fairly Poor	Fairly Poor	1.5	Low	1.15	5	0.837	Low	1	10.55

Ref	Habitat Type	Area	Condition Change			Strategic Significance		Temporal		Difficulty		Habitat Units delivered
			Condition change	***Condition***	***Score***	***Sig.***	***Score***	**Time Years**	**Multi-plier**	**enhance**	**Multiplier**	
2	Woodland and forest - Other woodland; broadleaved	0.28	Poor – Fairly Poor	Fairly Poor	1.5	Low	1.15	5	0.837	Low	1	1.59
6	Woodland and forest – Other woodland Broadleaved	0.28	Poor – Fairly Poor	Fairly Poor	1.5	Low	1.15	5	0.931	Low	1	0.79
7	Woodland and forest - Other woodland; broadleaved	0.58	Poor – Fairly Poor	Fairly Poor	1.5	Low	1.15	5	0.7	Low	1	0.85
12	Grassland – Other neutral grassland	0.07	Poor – Fairly Poor	Fairly Poor	1.5	Low	1.15	5	0.965	Low	1	0.46
14	Heathland and shrub - Mixed scrub	0.19	Poor – Fairly Poor	Fairly Poor	1.5	Low	1.15	1	0.931	Low	1	1.30
16	Heathland and shrub - Mixed scrub	0.25	Poor – Fairly Poor	Fairly Poor	1.5	Low	1.15	1	0.837	Low	1	1.70
17	Heathland and shrub - Mixed scrub	0.25	Moderate – Fairly Good	Fairly Good	1.5	Low	1.15	2	0.779	Low	1	4.08
											Total	**21.32**

Table 4: Site Habitat Creation

Habitat Type	Area	Distinctiveness		Condition		Strategic Significance		Temporal		Difficulty		Habitat Units delivered
		Distinct.	*Score*	*Cond.*	*Score*	*Sig.*	*Score*	Time Years	Multi-plier	Creation	Multi-plier	
Lakes – Ponds (Priority Habitat)	0.15	High	6	Moderate	2	High	1.15	3	0.899	Medium	0.67	1.25
Grassland – Other neutral grassland	0.65	Medium	4	Moderate	2	High	1.15	5	0.837	Low	1	5.00
Urban – Open mosaic habitat on previously developed land	0.51	High	6	Poor	1.5	High	1.15	2	0.931	Medium	0.67	3.29
Grassland – Tall herb communities	0.08	High	6	Poor	1	Medium	1.1	10	0.7	High	0.33	0.12
Urban – Vegetated garden	4	Low	2	Poor	1	High	1.15	1	0.965	Low	1	8.88
Urban – Sustainable urban drainage feature	0.47	Low	2	Fairly Poor	1.5	Low	1	2	0.931	Low	1	0.88
Heathland and shrub – Mixed scrub	0.35	Medium	4	Moderate	2	High	1.15	5	0.837	Low	1	2.69
Woodland and Forest – Other woodland, broadleaved	0.62	Medium	4	Fairly Poor	1.5	Low	1	7	0.779	Low	1	2.90
											Total	**25.01**

Table 5: Post Construction Hedgerow Creation

Habitat Type	Length Km	Distinctiveness		Condition		Strategic Significance		Temporal		Difficulty		Habitat Units delivered
		Distinct.	*Score*	*Cond.*	*Score*	*Sig.*	*Score*	Time Years	Multi-plier	Creation	Multi-plier	
Native hedgerow with trees	0.28	Medium	4	Moderate	2	High	1.15	10	0.700	Low	1	1.80
											Total	**1.80**

4 Conclusion and Recommendations

4.1.1 The net gain calculation within this document presents a rough guide as to the likely **net gain** outcomes. The net gain calculations are based on an indicative landscape masterplan and therefore these calculations should be recalculated when a detailed masterplan has been created. It is likely that more biodiversity benefits can be achieved during this stage and therefore it is recommended that these calculations are revisited after this document has been produced.

From the information within this report a **net gain** is predicted as a result of the development using the DEFRA Biodiversity Metric Beta Test 3.0. Table 6 shows the total net gain based on habitat and hedgerows.

Table 6: Summary of Biodiversity Changes Pre and Post Construction.

On-site baseline	*Habitat units*	28.88
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	46.34
	Hedgerow units	1.80
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	60.45%
	Hedgerow units	100.00%
	River units	0.00%
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	17.46
	Hedgerow units	1.80
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	60.45%
	Hedgerow units	100.00%
	River units	0.00%
Trading rules Satisfied?		Yes

4.1.2 The retention of habitats on site and creation of new habitats have achieved a 60.45% net habitat biodiversity gain across the site. This figure does not include the increase of 1.8 hedgerow units which can only be calculated as a 100% percentage increase as there are currently no hedgerows on site.

4.1.3 Whilst there will be a loss of biodiversity units associated with sparsely vegetated parts of the site such as bare ground, there are overall increases in grassland, shrub, open water, urban environments, woodland, mosaic habitat on previously developed land and hedgerows. In addition, there will be an overall improvement with the condition of retained habitats within the site through the implementation of a LEMP.

5 References

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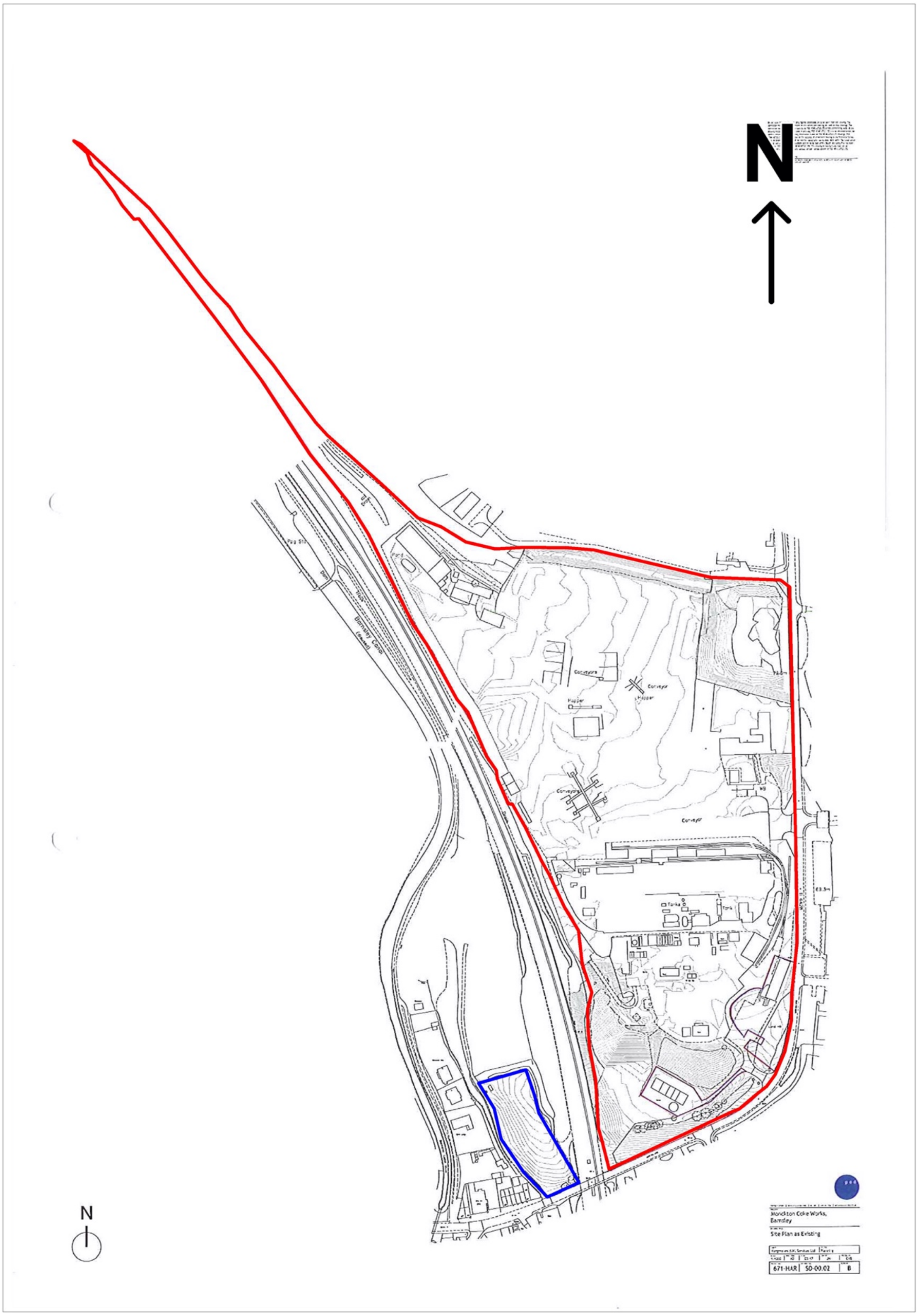
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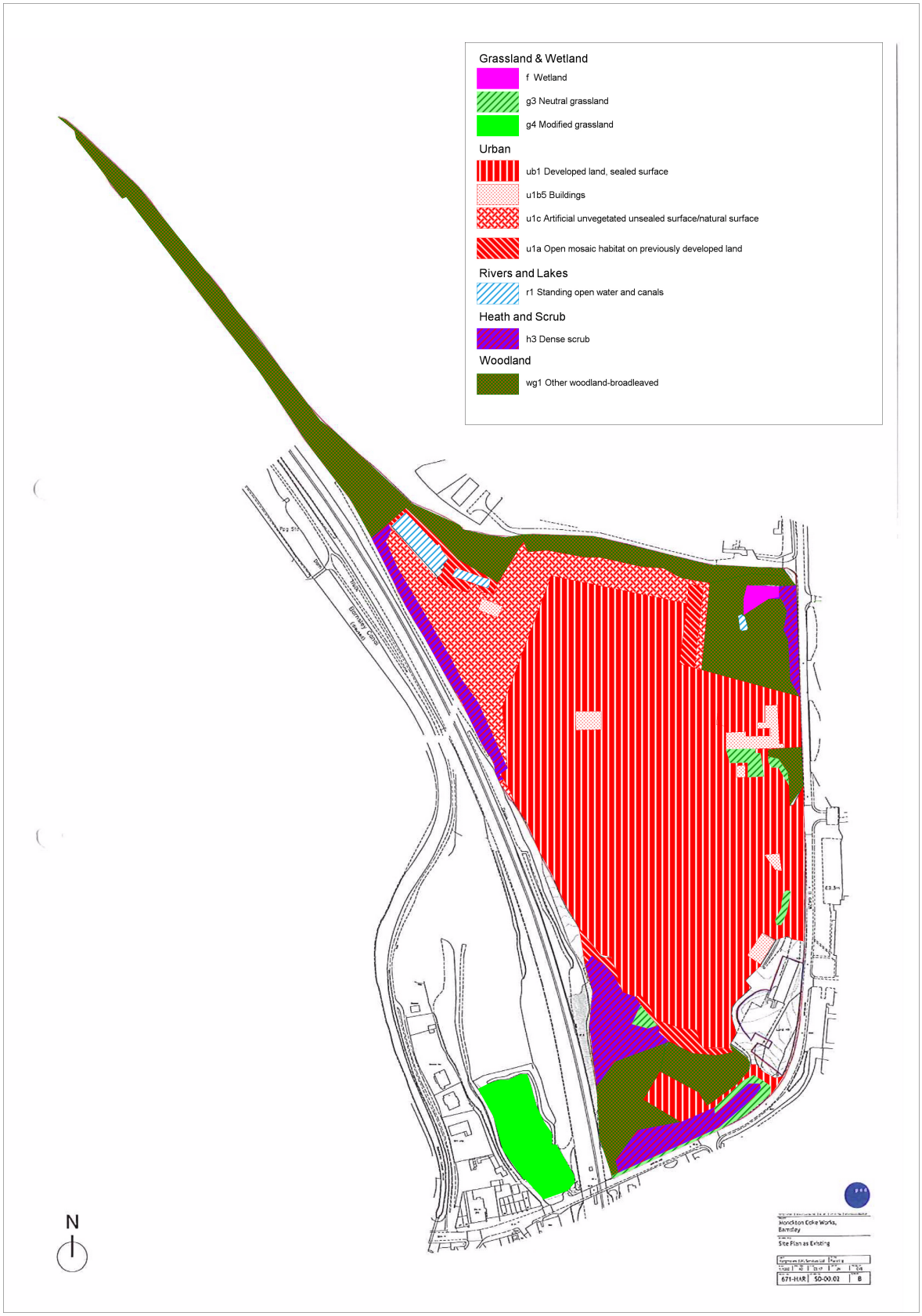
JNCC (2010) Handbook for Phase 1 habitat survey: A technique for environmental audit.

6 Figures

6.1 Figure 1: Red Line Boundary



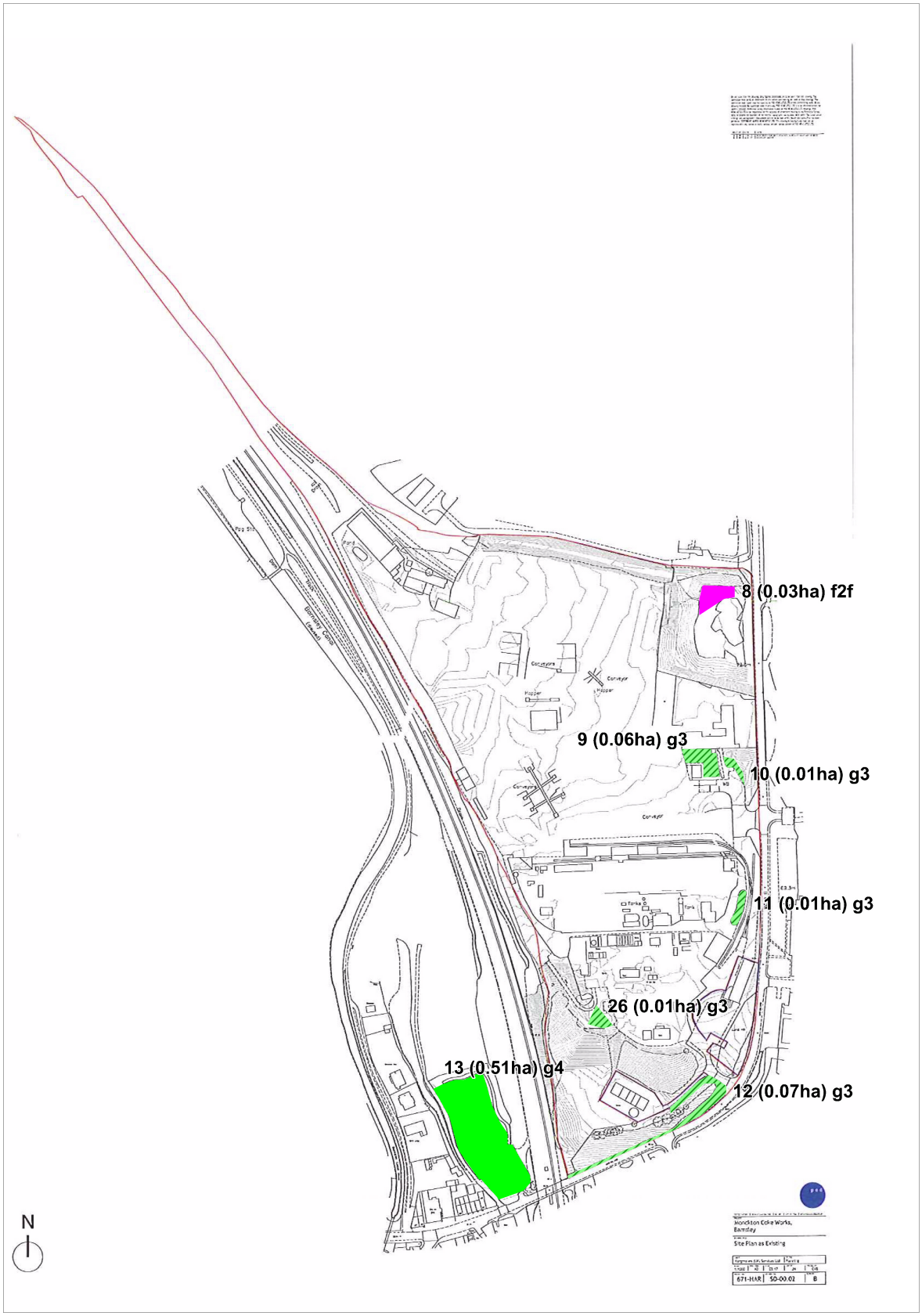
6.2 Figure 2: UK Habitat Classification



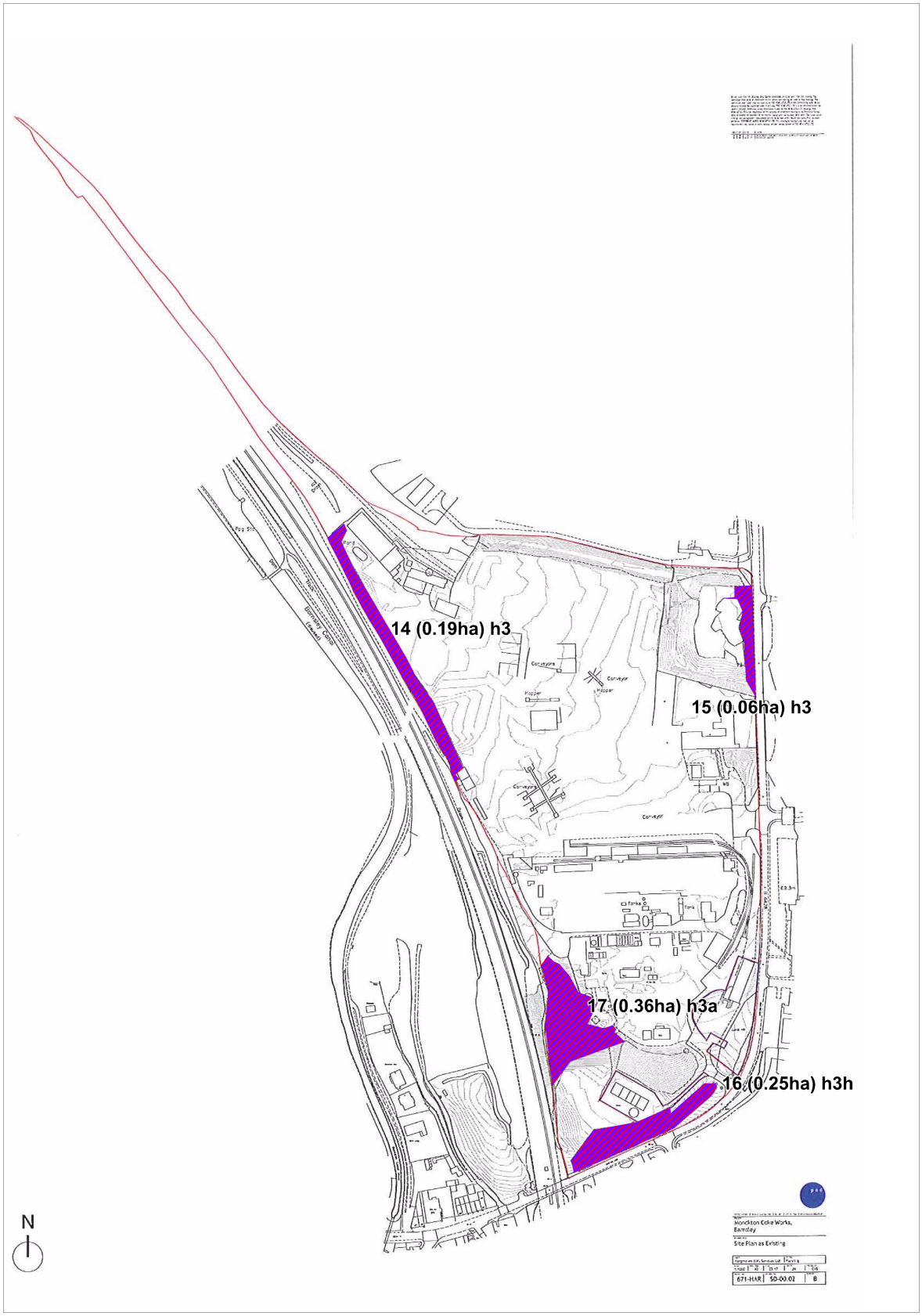
6.3 Figure 3: Baseline Woodland Habitats



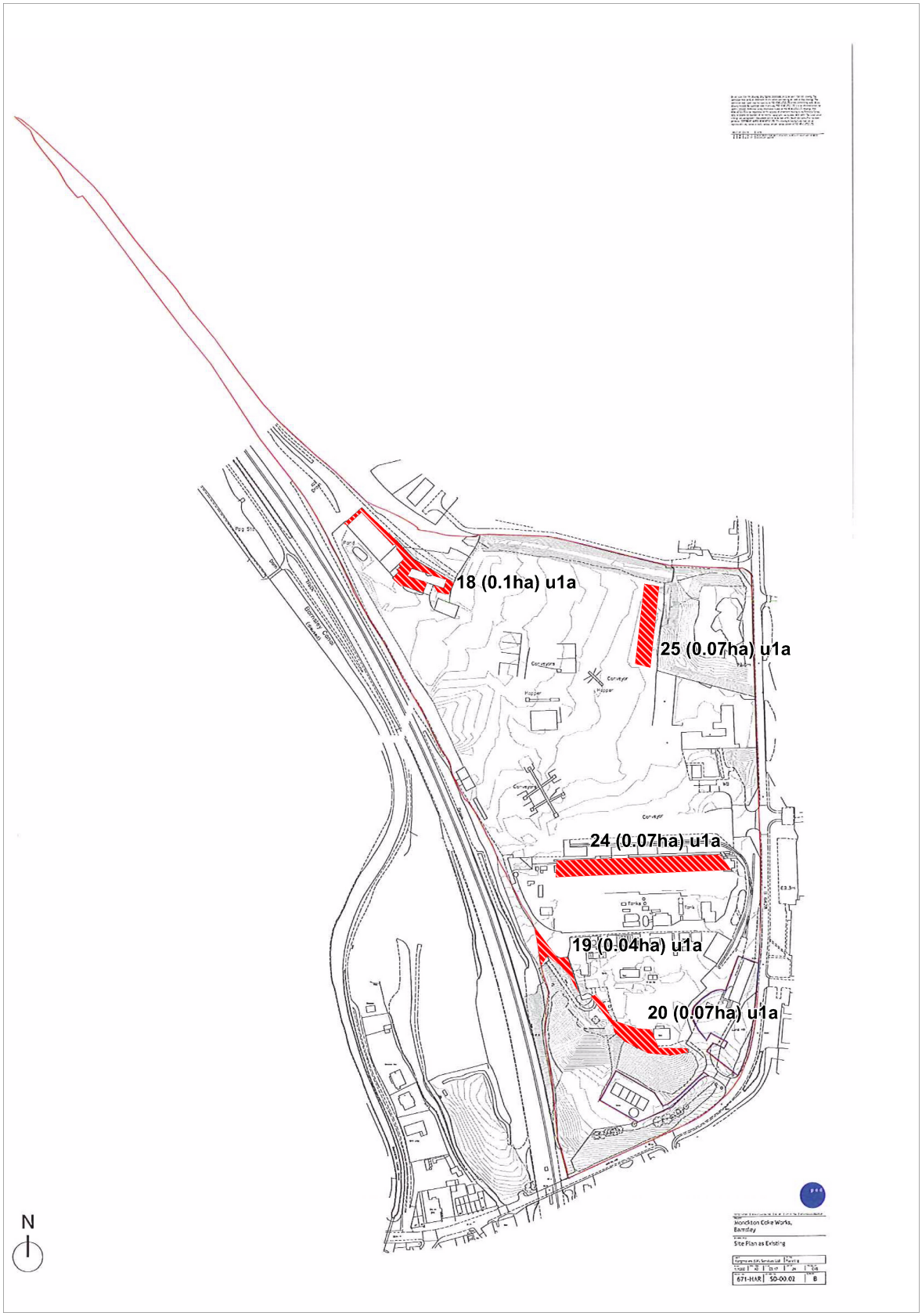
6.4 Figure 4: Baseline Grassland Habitats



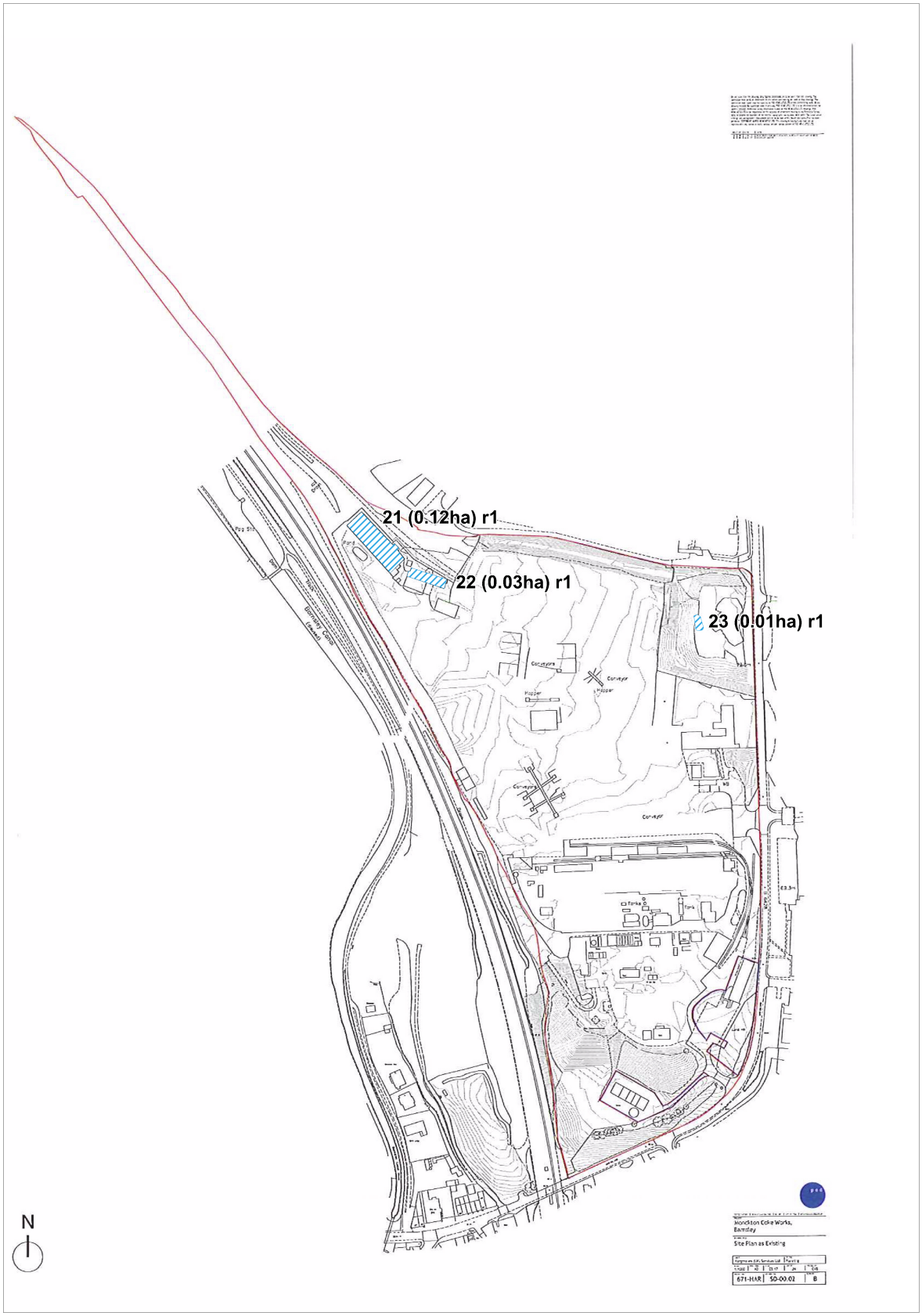
6.5 Figure 5: Baseline Scrub and Shrub Habitats



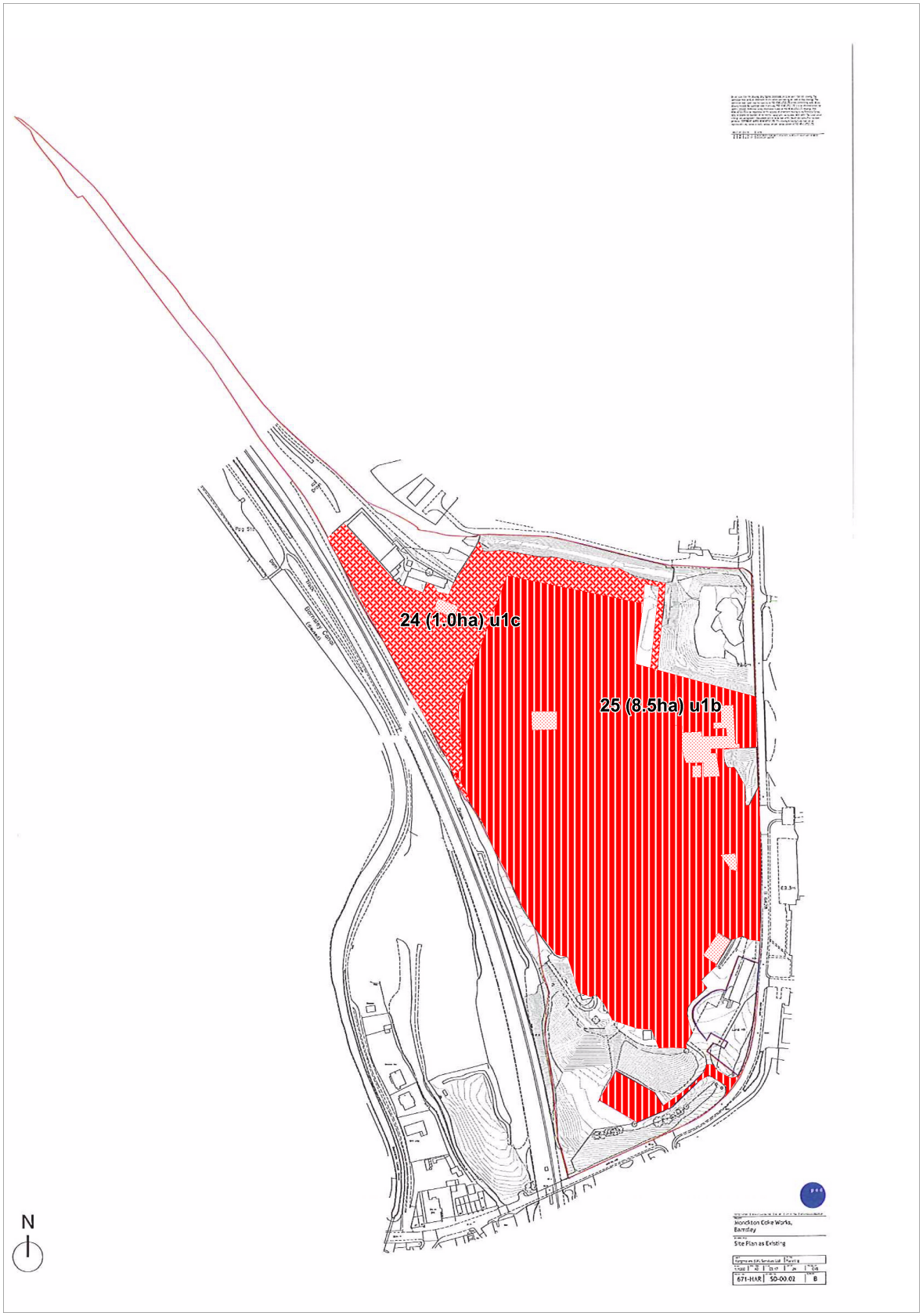
6.6 Figure 6: Mosaic habitat on previously developed land



6.7 Figure 7: Baseline Open Water Habitats



6.8 Figure 8: Baseline Bareground habitats



Appendix A Detailed Results

Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units (including all on-site & off-site habitat retention/creation)	*Habitat units*	**17.46**
	Hedgerow units	**1.80**
	River units	**0.00**
Total project biodiversity % change (including all On-site & Off-site Habitat Creation + Retained Habitats)	*Habitat units*	**60.45%**
	Hedgerow units	**100.00%**
	River units	**0.00%**

Combined habitat retention and enhancement

	Habitats	Hedgerows	Rivers
Total area / length	15.73	0.00	0.00
Total units	28.88	0.00	0.00
Area / length retained	0.00	0.00	0.00
Units Retained	0.00	0.00	0.00
Area / length proposed for enhancement	3.30	0.00	0.00
Baseline units proposed for enhancement	15.38	0.00	0.00
Area / length lost	12.43	0.00	0.00
Units lost	13.51	0.00	0.00

Area habitats

Area Habitats

On site change by broad habitat type

Habitat group	Baseline		Post development on site		Onsite Change	
	Existing area	Existing value	Proposed area	Proposed value	Area change	Onsite Unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.70	2.08	0.80	5.58	0.10	3.50
Heathland and shrub	0.86	5.89	1.15	9.78	0.29	3.89
Lakes	0.16	1.17	0.15	1.25	-0.01	0.07
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	9.85	3.11	10.58	9.95	0.73	6.84
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	4.16	16.64	3.05	16.69	-1.11	0.05
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

Area Habitats

Off site change by broad habitat type

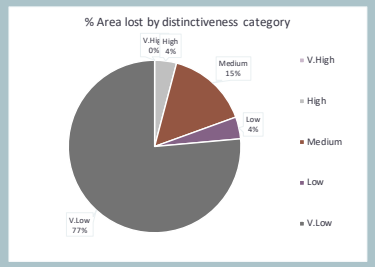
Habitat group	Baseline		Post development Off-site		Off-site Change	
	Existing area	Off-site Existing value	Off-site proposed area	Off site Proposed value	Off-site area change	Off-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

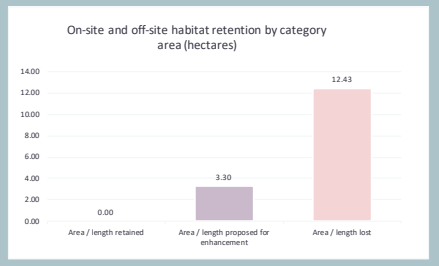
Area Habitats

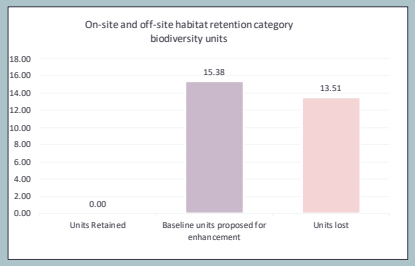
Combined on site and off site change by broad habitat type

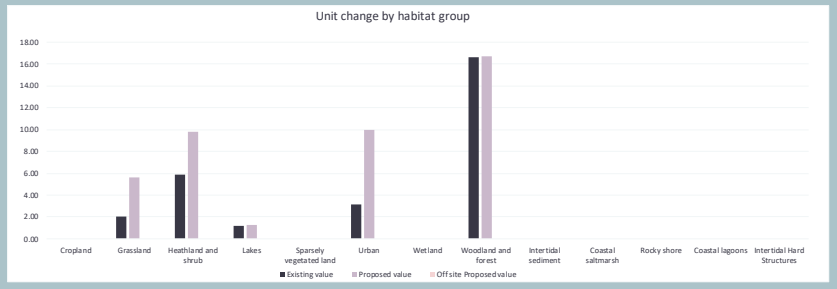
Habitat group	Baseline		On-site and Off-site post development		Combined change	
	Existing area	Existing value	Combined proposed area	Combined proposed value	Proposed area	Proposed value
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.70	2.08	0.80	5.58	0.10	3.50
Heathland and shrub	0.86	5.89	1.15	9.78	0.29	3.89
Lakes	0.16	1.17	0.15	1.25	-0.01	0.07
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	9.85	3.11	10.58	9.95	0.73	6.84
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	4.16	16.64	3.05	16.69	-1.11	0.05
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

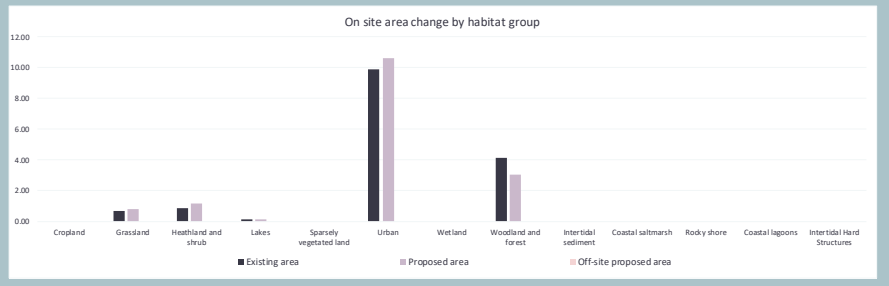
Combined area lost by distinctiveness band		
Category	**Area lost (hectares)**	**Area lost (%)**
V.High	0	
High	0.51	4
Medium	1.91	15
Low	0.51	4
V.Low	9.5	76

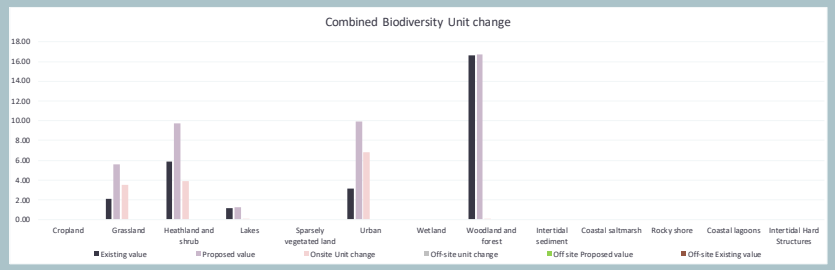


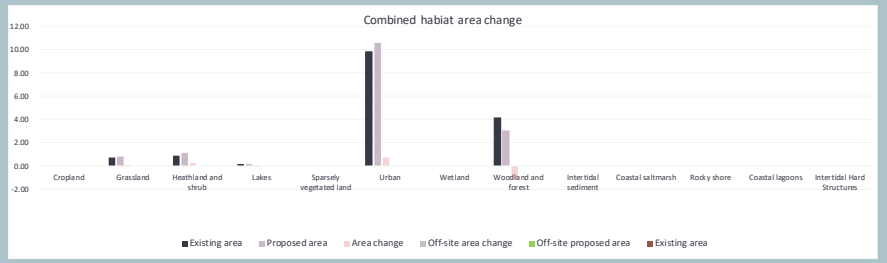












Hedgerows and lines of trees

On site change by hedgerow type

Hedgerow type	Baseline		Post development on site		Onsite Change	
	Existing length on-site	Existing value	Proposed length on-site	Proposed value on-site	On-site length change	On-site Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	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
Native Species Rich Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.00	0.00	0.28	1.80	0.28	1.80
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

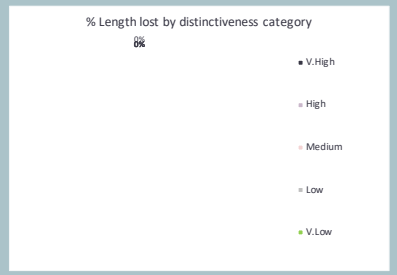
Off site change by hedgerow type

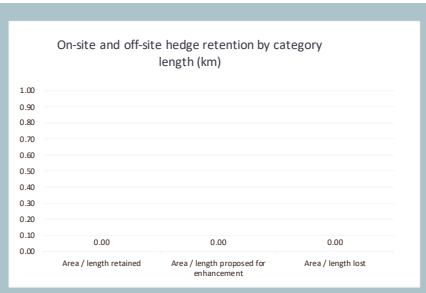
Hedgerow type	Off site baseline		Post development off site		Off site Change	
	Existing length off-site	Existing value off-site	Proposed length off-site	Proposed value off-site	Off-site length change	Off site Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	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
Native Species Rich Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

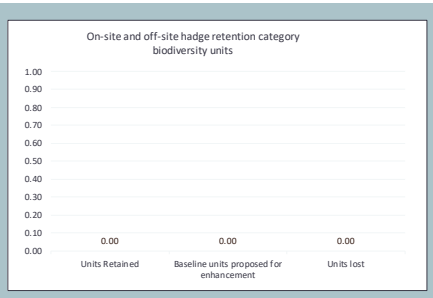
Combined on and off site change by hedgerow type

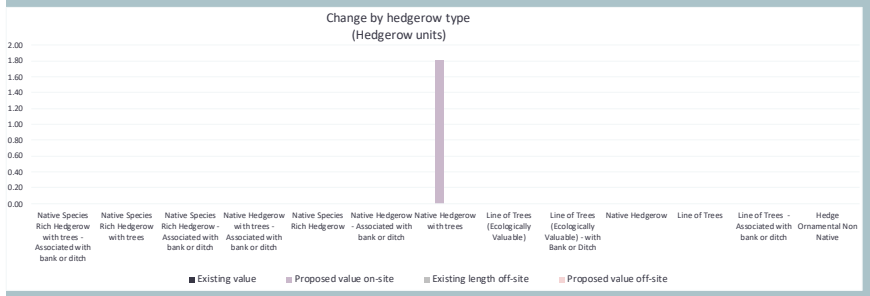
Hedgerow type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	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
Native Species Rich Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.00	0.00	0.28	1.80	0.28	1.80
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

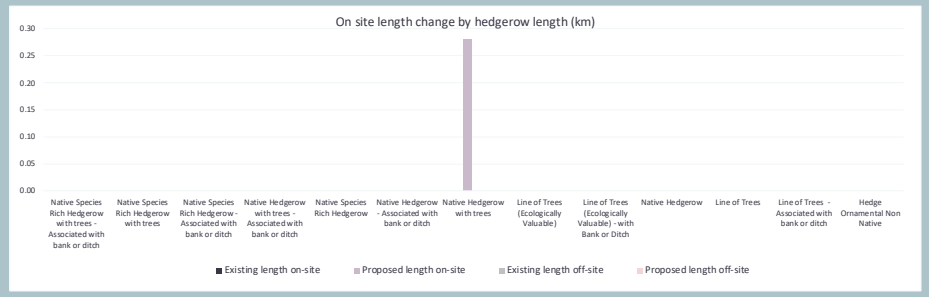
Combined length lost by distinctiveness band		
Category	**Length lost (KM)**	**Length lost (%)**
V.High	0	
High	0	
Medium	0	
Low	0	
V.Low	0	

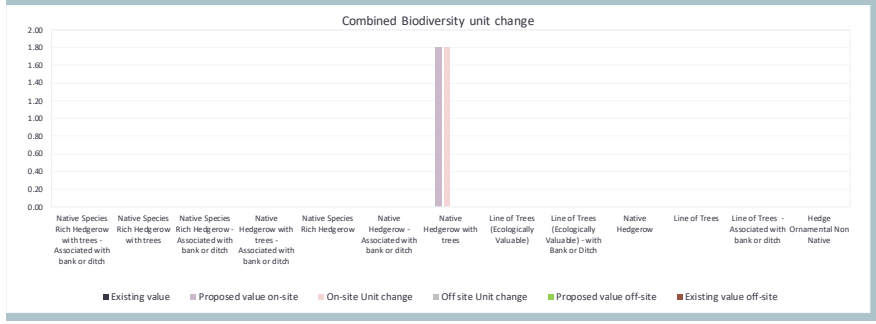


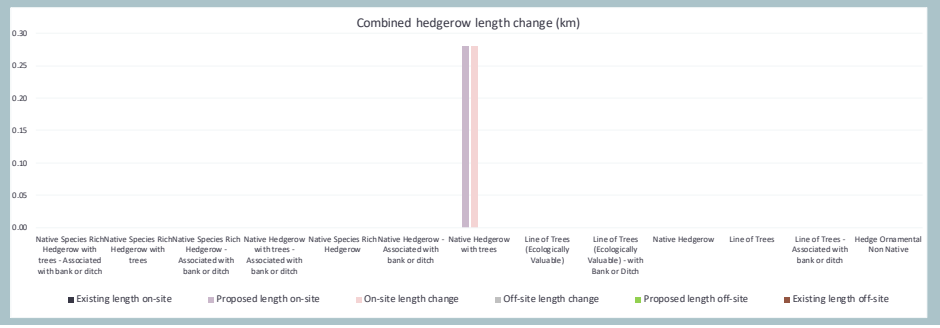












Rivers and Streams

Rivers and Streams

On site change by river type

River type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

Rivers and Streams

Off site change by river type

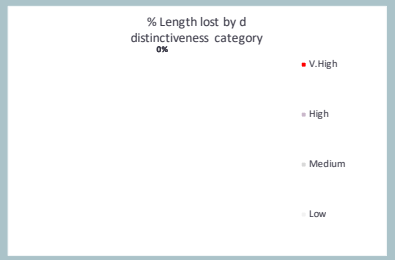
River type	Baseline		Post development off-site		Off-site Change	
	Existing length off-site	Existing value off-site	Proposed length off-site	Proposed value off-site	Off-site length change	Off-site unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

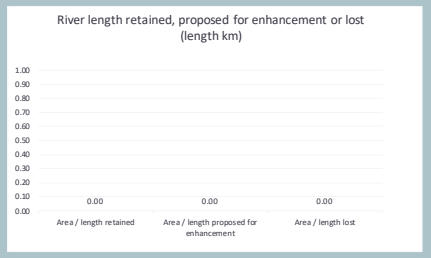
Rivers and Streams

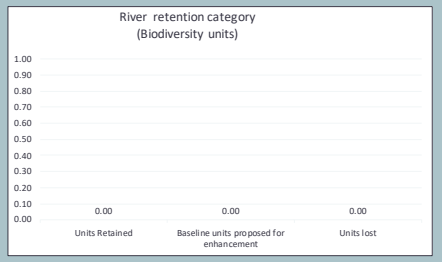
Combined on and off site change by river type

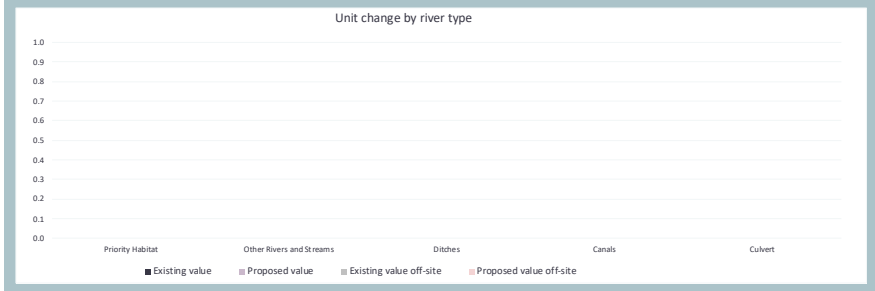
River type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

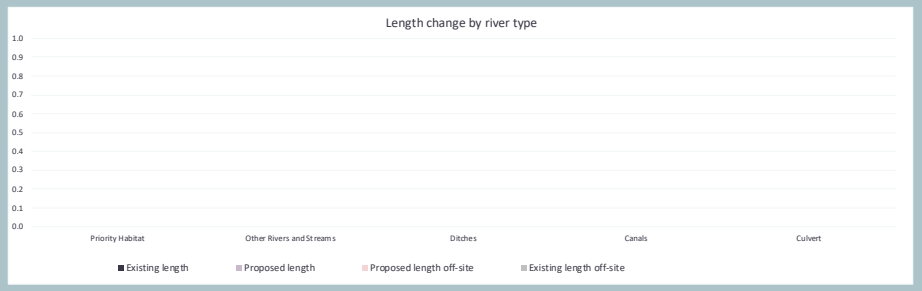
Combined length lost by distinctiveness band		
Category	**Length lost (KM)**	**Length lost (%)**
V.High	0	
High	0	
Medium	0	
Low	0	

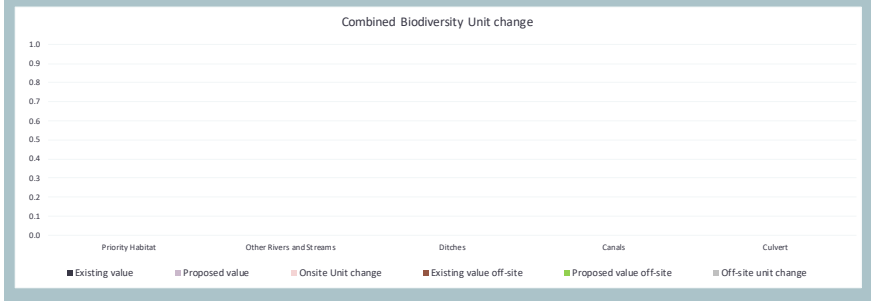


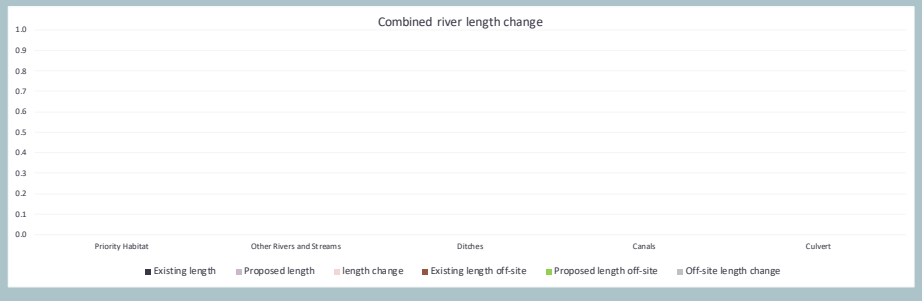












Appendix B Trending Summary

Trading Summary		
Distinctiveness Group	**Trading Rule**	**Trading Satisfied?**
Very High	Bespoke compensation likely to be required	Yes
High	Same habitat required	Yes
Medium	Same broad habitat or a higher distinctiveness habitat	Yes
Low	Same distinctiveness or better habitat required	Yes

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

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness defecit	0.00

High Distinctiveness

Habitat group	Group	On Site Unit Change	Off Site Unit Change	Project wide Unit Change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain Wetland Mosaic (CFGM)	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities	Grassland	0.12	0.00	0.12	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Sea buckthorn scrub (Annex 1)	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	0.07	0.00	0.07	
Lakes - Temporary lakes, ponds and pools	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	0.19	0.00	0.19	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	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	
		0.38	0.00	0.38	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness defecit	0.38
Unit Defecit; 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 & nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Cropland - Cereal crops winter stubble	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	4.40
Grassland - Other neutral grassland	Grassland	4.40	0.00	4.40	
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	3.89
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	3.89	0.00	3.89	
Lakes - Ponds (Non- Priority Habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Brown roof	Urban	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	
Urban - Intensive green roof	Urban	0.00	0.00	0.00	
Woodland and forest - Other Scot's Pine woodland	Woodland and forest	0.00	0.00	0.00	0.05
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.05	0.00	0.05	
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	0.00	0.00	0.00	
		8.34	0.00	8.34	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset lower distinctiveness defecit	8.34
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.00
Higher distinctiveness surplus units miunus Medium Distinctivenss Broad Habitat Defecit	0.38
Cumulative surplus of units	8.72

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 - Cereal crops other	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
Grassland - Modified grassland	Grassland	-1.02	0.00	-1.02
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/Ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Sparsely vegetated land	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 - Extensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.00	0.00	0.00
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Urban Tree	Urban	0.00	0.00	0.00
Urban - Sustainable urban drainage feature	Urban	0.88	0.00	0.88
Urban - Vacant/derelict land/ bareground	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	8.88	0.00	8.88
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	0.00	0.00	0.00
Intertidal Hard Structures - Artificial features of hard structures	Intertidal	0.00	0.00	0.00
Heathland and shrub - Sea buckthorn scrub (other)	Heathland and shrub	0.00	0.00	0.00
		8.74		8.74

Low Distinctiveness Summary

Low Distinctiveness Net Change in Units	8.74
Cumulative surplus of units	17.46