Cove Communities

Medmerry Holiday Park

Biodiversity Net Gain Assessment

2485083

MAY 2023

RSK biocensus
EXPERTS IN ECOLOGY

RSK GENERAL NOTES

RSK No.: 2485083

Title: Medmerry Park Improvement Project – Biodiversity Net Gain Assessment

Client: Cove Communities

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Date:	09 June 2023	Date:	06 June 2023

EXECUTIVE SUMMARY

1. This assessment is a desk-based exercise using the results of surveys undertaken by RSK Biocensus on 24th February 2023 to provide a baseline measure in biodiversity value at Medmerry Park Holiday, West Sussex. This was accomplished using the Defra biodiversity metric 4.0.
2. Proposed habitat changes arising from future Proposed Development and ecological enhancements based on a proposed site layout plan (post-construction) are evaluated against the baseline (pre-construction) ecology to demonstrate net changes in biodiversity units.
3. This report calculates biodiversity units using the Defra biodiversity metric 4.0 and following the methods set out in Defra's biodiversity metric 4.0 user guide. The calculations are based on the area (or length), distinctiveness, condition and strategic significance of habitats found on the site.
4. The full detailed Biodiversity Metric can be provided upon request; however, screenshots of the main results tables are presented within this report in Annex A and B.
5. The condition assessment of baseline and post-development habitats are listed in Annex C and D. This includes any deviation from standard guidance, assumptions and justifications for habitat classification and condition.
6. The Site was found to comprise a total of 109.47 baseline habitat area units (i.e., biodiversity units), 4.82 linear hedgerow biodiversity units and 4.88 watercourse biodiversity units. An off-site area used to help achieve biodiversity net gain for the Proposed Development consisted of a further 102.43 habitat area units and 0.48 linear hedgerow units.
7. Post-development plans on-site include a number of retained and enhanced habitats, along with the creation of new habitats, resulting in a total of 62.98 biodiversity area units, 7.48 hedgerow biodiversity units and 6.72 watercourse biodiversity units. All off-site habitats parcels will be retained, with the majority proposed for enhancement and creation. Off-site habitats post-intervention will consist of 155.56 biodiversity area units and 6.76 hedgerow biodiversity units.
8. The biodiversity assessment thus concludes that the Proposed Development will result in a 6.06% gain in biodiversity (+6.63 units), with a 185.46% gain in hedgerows (+8.94 units), and a 37.85% gain in linear aquatic features (+1.85 units). This would not reach the 10% minimum threshold dictated by the Environment Act (2021) and the Chichester Local Plan.

CONTENTS

1 INTRODUCTION

1.1 Purpose of this report

In May 2023, RSK Biocensus were commissioned by Cove Communities to carry out a biodiversity assessment of land at Medmerry Holiday Park, Stoney Ln, Chichester, PO20 7JP (hereafter referred to as 'the Site'), associated with a proposed re-development project (hereafter referred to as the 'Proposed Development').

Each habitat type was mapped using the standard UK Habitat Classification mapping convention (UKHab; Butcher et al., 2020) for the purposes of using the Defra biodiversity metric. The baseline unit values were then measured against post development habitat changes to determine the net loss or gain in biodiversity as a results of the Proposed Development.

1.2 Ecological context

The Medmerry Holiday Park is located to the south-east of the town of West Wittering along the southern coast of West Sussex and comprises of a central urban area, that makes up the holiday park, surrounded by areas of semi-natural habitat including grassland, hedgerows, woodland, scrub, ditches, and ponds. The Site is centred at Ordnance Survey (OS) grid reference SZ 82011 95765. The Site layout is shown in Figure 1.

Further afield, the Site lies within a mixed landscape of holiday developments, arable farmland, the urban area of West Wittering and areas designated for nature preservation including the neighbouring RSPB Medmerry Nature Reserve. Designated under The Conservation of Habitats and Species Regulations 2017 (as amended), the Medmerry Reserve is made up of saltmarshes, mudflats, and coastal lagoons (e.g., the adjacent Stilt Pools bordering the east of the holiday park) and acts as compensatory habitat for predicted losses of such habitat elsewhere in the Solent.

Within the wider area of the Site lies the Bracklesham Bay Site of Specific Scientific Interest (SSSI), Pagham Harbour Special Protection Area (SPA) and Ramsar site, Solent Maritime Special Area of Conservation (SAC) and Chichester and Langstone Harbour SPA/Ramsar site, designated for their nationally and internationally important bird populations and habitats.

A habitat survey was conducted in February 2023, the methodology of which was based on the UK Habitats (UKHab) approach (Version 1.1; Butcher et al., 2020), as extended for use in environmental impact assessments. The field survey was undertaken in line with best practice guidance set out by CIEEM (2017). The UKHab approach provides data to be inputted into the Biodiversity Net Gain (BNG) metric, to provide a biodiversity baseline and post-development calculation for the Proposed Development. The footprint of the Proposed Development is comprised predominantly of human modified habitat associated with amenity usage including amenity grassland, buildings, and hard standing. To a lesser extent the site provides habitat of potential ecological value including dense scrub, hedgerow, neutral grassland, ponds, and wet ditches. The habitats recorded during the updated habitat survey are shown in Figure 2 and summarised below, in Table 1.

Table 1. Habitat types within the Site.

Broad habitat	UK Habitat type	Habitat codes	Extent	Ecological valuation
Grassland	Other neutral grassland	g3c	15.45ha	Low
	Lolium – Cynosurus neutral grassland	g3c6	3.77ha	Low
	Holcus-juncus neutral grassland	g3c8	0.15ha	Low
	Modified grassland	g4	1.47ha	Low
Woodland and tree lines	Other broadleaved woodland	w1g7	0.24ha	Low
	Line of trees	w1g6	0.34km	Low
Scrub	Blackthorn scrub	h3a	0.07ha	Low
	Bramble scrub	h3d	1.27ha	Low
	Gorse scrub `	h3e	1.42ha	Low
Hedgerows	Hedgerow Priority Habitat	h2a	0.07km	Medium
	Other hedgerows	h2b	0.57km	
Coastal habitat	Coastal vegetated shingle	s3b	0.03ha	Medium
	Beach (littoral sediment)	t2h	0.11ha	Negligible
Ditches and ponds	Canals (ditches)	r1e	3.98km	Low
	Eutrophic standing waters	r1a	0.06ha	Low
Urban	Built-up areas and gardens	u1	8.41ha	Negligible
	Developed land, sealed surface	u1b	0.21ha	Negligible
	Buildings	u1b5	0.03ha	Negligible

1.3 Policy context

The primary aim of Biodiversity Net Gain (BNG) is to secure a measurable improvement in habitat for biodiversity, to minimise biodiversity losses and to help to restore ecological networks whilst streamlining development processes.

The National Planning Policy Framework (NPPF) makes provisions for the delivery of BNG. Additionally, there is a 10% net gain requirement in the Environment Act 2021, which is due to be mandated by secondary legislation that is to be published in late-2023, as well as the Chichester Local Plan (CLP).

2 METHODS

The biodiversity metric 4.0 is designed to quantify biodiversity to inform and improve planning, design, land management and decision-making (Natural England, 2023).

This study has been carried out as a desk-based exercise, using the results of field surveys and an illustrative landscape masterplan and development masterplan for the Proposed Development.

A map of the pre-construction habitats from the ecological appraisal is presented in Figure 2, with a map detailing the proposed creation and enhancements presented in Figure 3.

2.1 Biodiversity assessment methods

To calculate biodiversity units for the Site and assess any changes arising from the Proposed Development, this study uses methods set out in the latest Biodiversity Metric 4.0 user guide (Natural England, 2023).

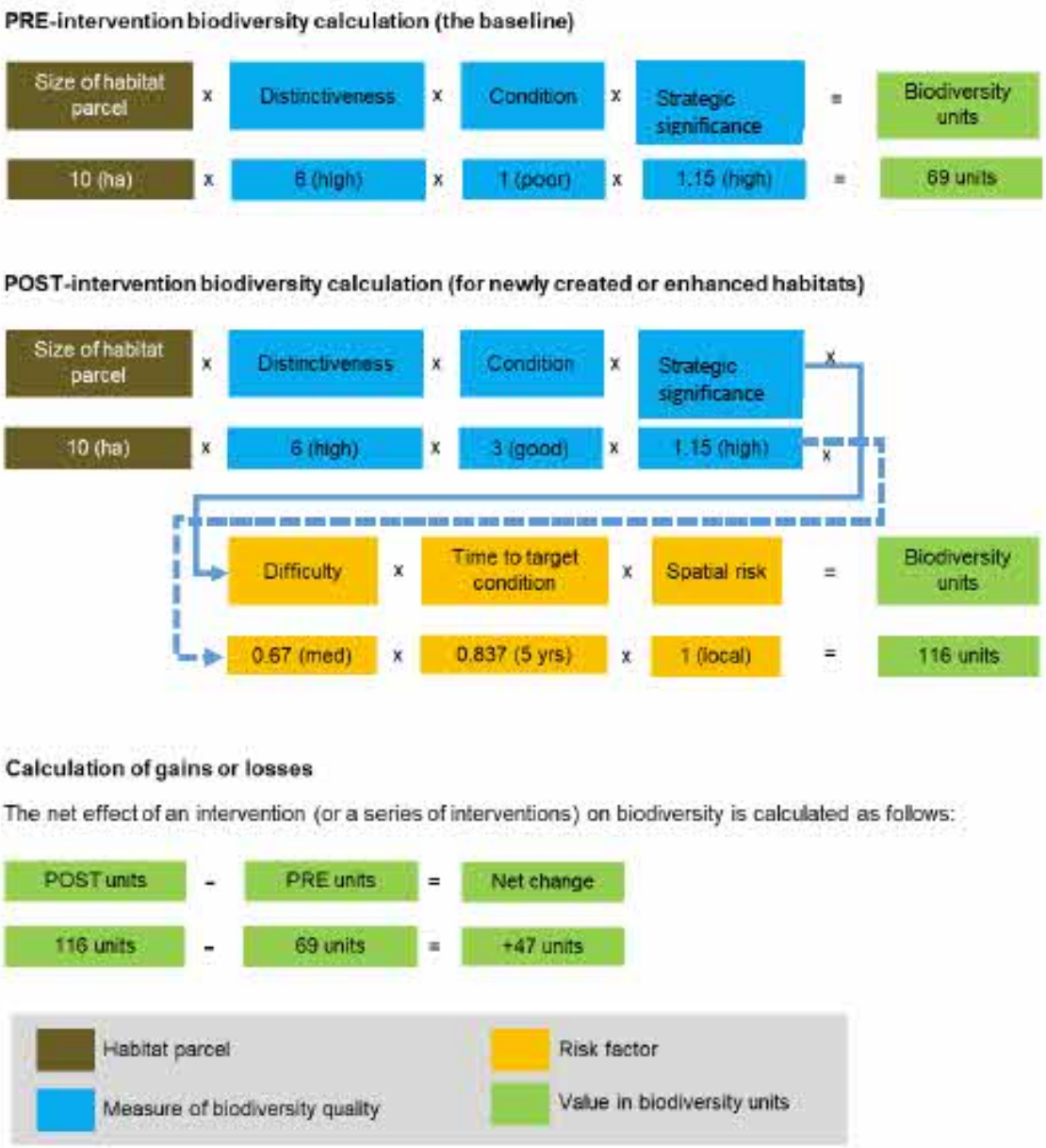
The biodiversity metric uses habitat area as its core measurement, except for linear features where it uses habitat length[1]. Additionally, linear habitats are split into two types, hedgerows (which includes lines of trees), and watercourses. Therefore, a site can have three biodiversity unit values, one for habitat areas, one for hedgerow features, and one for watercourse features. They are assessed using the same metric but cannot be summed together.

Habitat area is multiplied by several factors that indicate its quality: distinctiveness, condition, and strategic location, which gives its biodiversity unit value. This can be used for existing and future created habitats[2]. This is shown in Image 1.

[1] Linear features are assessed by length rather than area to avoid underestimating their value and therefore failing to ensure adequate compensation for any losses.

[2] Where future habitats are to be enhanced or newly created, the risk of failure is accounted for by applying multipliers for risk factors (difficulty, time to target condition, and off-site risk).

Image 1. Biodiversity Metric Calculation (Natural England, 2023)



2.1.1 Habitat distinctiveness

Habitats are classified using the phase 1 habitat survey methodology (JNCC, 2010) or the UK habitat classification system (Butcher et al., 2020).

The metric pre-assigns each habitat type to a distinctiveness band according to its distinguishing features, i.e., species richness, rarity (at local, regional, national, and international scales), and the degree to which it supports species rarely found in other habitats.

2.1.2 Habitat condition

Habitat condition measures the varying quality of similar habitats against what is perceived to be their optimal state. The biodiversity metric 4.0 technical Annex 1 and 2 (Natural England, 2023a) contains condition sheets and guidance for all habitats to which the metric can apply. The condition sheets contain habitat descriptions, contextual information to aid the assessment, and the assessment criteria. The criteria describe what components need to be present for a habitat to be in good, moderate, or poor condition.

2.1.3 Strategic significance

Strategic significance works at a landscape scale, allowing additional value to be added to habitats in biodiversity restoration and enhancement target areas. Habitats or areas formally listed in local plans and strategies receive a 1.15 multiplier. A 1.1 multiplier can be applied to habitats not listed within formal plans but within informal national initiatives or deemed sufficiently connected by an ecologist.

2.1.4 Difficulty of creation and restoration

The risks associated with creating new or enhancing existing habitats, are known as difficulty factors; for example, where habitats fail to establish owing to natural changes in local conditions, incorrect management or for unknown reasons. The biodiversity metric 4.0 contains default values for each habitat based on the average difficulty of creating or enhancing a habitat. Occasionally, under exceptional circumstances, these can be modified, but any deviation from the default value must be fully justified.

2.1.5 Time to target condition

There is often a lag between a habitat being removed and the new compensation habitats achieving their target condition. This gives reduced biodiversity value for a time. The biodiversity metric 4.0 preassigns the time to target condition based on good practice and typical conditions, and assigns a multiplier based on the number of years required to achieve it.

The time to target condition can be advanced or delayed. This function can be used when habitats are created prior to development works starting or if the development will last multiple years, so enhancements may not be put in until several years after the initial loss. Advancing or delaying the time to target condition can also be used on sites where local conditions or bespoke enhancements may take more or less time to achieve target condition. In these situations, the adjustments to the time to target condition must be justified.

2.1.6 Off-site risk

Sometimes it is not possible to compensate adequately for loss of biodiversity within the site boundary, so off-site compensation is required. If the off-site compensation is a significant distance from the development site, then there will be a local loss of biodiversity and, as such, a multiplier is applied to any off-site compensation. The off-site risk multiplier can be avoided by using an approved off-site biodiversity units provider.

3 BIODIVERSITY ASSESSMENT

3.1 Biodiversity Baseline

The UKHab habitat survey map (Figure 2) has been used to identify habitats both on and off-site:

> The on-site baseline includes a total of 109.47 area units, 4.82 hedgerow units and 4.88 watercourse units.
>
> The offsite baseline includes a total of 102.43 area units and 0.48 hedgerow units.

The results of the calculations are presented in Annex A. It should be noted that these represent screenshots from the calculator; the full biodiversity assessment calculation is included within the 'Biodiversity Metric', which can be provided upon request.

The condition assessments for each habitat are presented in Annex C. There were no changes to the standard guidance or default values for any of the habitats listed.

3.2 Post-development Habitat Creation and Enhancement

A combination of the Illustrative Landscape Plan and construction masterplan have been used to conclude:

> On-site habitats post-intervention comprise a total of 62.98 biodiversity area units, 7.48 hedgerow biodiversity units and 6.72 watercourse biodiversity units.
>
> Off-site habitats post-intervention comprises a total of 155.56 biodiversity area units and 6.76 hedgerow biodiversity units.

The retained habitats on-site consist of the gorse scrub and woodland areas, two lines of trees, one native hedgerow and two watercourse ditches. As for enhancements, the condition of the 0.9 ha of gorse will be improved from moderate to good. Both lines of trees will also be enhanced, with the distinctiveness of both areas being improved from low to medium. Enhancement of 1.09 km of watercourse habitat will also be made by increasing the species diversity of the marginal zone and improving its value.

Habitat creation on-site will consist of two types of grassland, four types of lake habitat, one urban habitat, one woodland and forest type and one type of hedgerow. The created grassland will consist of a total area of both 5.19 ha of poor modified grassland, and 0.98 ha of good condition other neutral grassland. These will be located throughout the Site. The four lakes consist of three priority habitats and one non-priority pond. The priority habitat areas will consist of wetlands located within the north-eastern part of the Site. The non-priority pond habitat will comprise an activities lake to be created southeast of the village hub.

The production of new buildings and roadways will create 7.18 ha of developed land; sealed surface on-site. A total of 4.5 ha of other woodland; broadleaved of poor condition will be created throughout the site, generally intermingled with the holiday accommodation. The habitat condition of these areas was deemed to be poor due to the associated lack of understory that will be created. Finally, a new 0.56 km hedgerow will be created in the north of the site along an access road traversing the site west to east.

This will be fragmented due to roads leading to the proposed holiday accommodation located to the north. However, the hedgerow itself will still consist of sections greater than 10 m in length.

The majority of the biodiversity gains for the development will be delivered by the proposed enhancements to existing offsite habitats that will be retained. This primarily comprises improvements to the 8.8 ha of other neutral grassland surrounding the site. In total, 4.6 ha of this habitat will have its condition improved from moderate to good, whilst the remaining 4.2 ha will be converted to lowland meadows in good condition. Enhancements through condition improvement from moderate to good will also be made to 1.3 ha of gorse scrub and 0.06 ha of pond (priority habitat), both located to the southwest of the Site. Areas of blackthorn and bramble scrub will be converted to mixed scrub. This will be accomplished by increasing the diversity of associated woody species. Finally, the planting of hedgerows along Drove Lane will lead to an addition of 1.32 km of hedgerow habitat off-site.

Details of the assumptions made to achieve the proposed conditions are found in Annex D.

3.3 Change in Biodiversity Value

Under the current on- and offsite proposals set out in the Illustrative Landscape Plan (May 2023) there will be a net gain of 6.64 biodiversity area units, alongside a gain of 8.94 hedgerow units and 1.85 watercourse units. This is shown in Table 2, whilst changes in the separate on-site and offsite units are presented in Annex A.

Table 2. Change in Biodiversity Units Calculation

Post-development Biodiversity Area Units		Baseline Biodiversity Area Units		Change in Biodiversity Area Units	Percentage change
218.53	-	211.90	=	+ 6.64	+6.06%
Post-development Biodiversity Hedgerow Units		**Baseline Biodiversity Hedgerow Units**		**Change in Biodiversity Hedgerow Units**	**Percentage change**
14.24	-	5.3	=	+ 8.94	+185.46%
Post-development Biodiversity Watercourse Units		**Baseline Biodiversity Watercourse Units**		**Change in Biodiversity Watercourse Units**	**Percentage change**
6.73	-	4.88	=	+ 1.85	+37.85%

3.4 Discussion

The change in biodiversity value for the Medmerry Park Holiday Village as set out in Table 2, above, indicates that significant increases in the hedgerow (+185.46%) and watercourse (37.85%) units are proposed, whilst the habitat area units, which are the key component of BNG, will achieve a 6.06% increase in biodiversity post-development.

Additional measures are therefore required in order to achieve a 10% net gain, which is the recommended threshold outlined in the Environment Act 2021.

3.4.1 Habitat trading

Due to the nature of the Defra biodiversity metric, the impacts to some habitats can be offset by creating/ enhancing others. However, it should be noted that while this aids in achieving an overall biodiversity net gain for a site, it does not draw attention to significant losses of particular habitat types. For example, 111.01 medium distinctiveness grassland units would be lost as a result of the Proposed Development; 88.23 units from the on-site development and 22.79 units lost due to offsite grassland enhancements to a higher value habitat. Creation and enhancement of higher value habitats accounts for 86.13 units that can be used towards offsetting this loss. Therefore, an overall loss of 24.88 grassland units would remain as a result of the Proposed Development. This represents a 22.4% reduction of this habitat in the area.

However, through the creation/ enhancement of other medium distinctiveness broad habitats such as the 4.5 ha of broadleaved woodland on-site and the offsite scrub, a surplus of 26.96 medium distinctiveness units is provided. When used to offset the previously mentioned grassland, the site is left with an overall gain of 2.08 medium distinctiveness units.

3.4.2 Additional offsetting opportunities

It should be noted that opportunities with third party local stakeholders are being explored to help deliver further biodiversity enhancements within the wider landscape. This is intended to achieve an overall biodiversity net gain of at least 10% for the Proposed Development whilst also offsetting the overall deficit in grassland biodiversity units. In particular, discussions have been held with RSPB Medmerry Reserve, with a proposition made for funding additional local conservation activities.

4 REFERENCES

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020), *UK Habitat Classification – Habitat Definitions V1.1 at* http://ukhab.org

Natural England (2023), *The Biodiversity Metric 4.0: User Guide (March 2023).* Natural England.

Natural England (2023a), *The Biodiversity Metric 4.0: User Guide - Technical Annex (March 2023).* Natural England.

5 FIGURES

481200 481400 481600 481800 482000 482200 482400 482600

96400 96200 96000 95800 95600 95400 95200

Bracklesham

Earnley Rife

Drove Lane

Earnley Rife

Broad Rife

Broad Rife

Legend:

- Site Boundary
- Off-site Enhancement Area

Rev	Date	Description	Drn	Chk	App
00	06/11/2023	2485083	TG	SP	TW

Medmerry Holiday Park

RSK biocensus EXPERTS IN ECOLOGY

TITLE: Figure 1:

Site Layout

0 60 120 180

Metres

SCALE: 1:5,000 @ A3

N W E S

REV 00

Document Path: C:\OneDrive\RSK Group\RSK Biocensus - 06 GIS - 2485083 - PEA EIA Medmerry Holiday Park Earnley\03 - APRX\2485083 - Medmerry Holiday Park - Figure 6.1 - Site Boundary and Enhancement Area.aprx

481400 481500 481600 481700 481800 481900 482000 482100 482200 482300 482400 482500

96100 96000 95900 95800 95700 95600 95500 95400 95300

Legend:

- Site Boundary
- Off-site Enhancement Area

UKHab Habitats

- Other Neutral Grassland
- Lolium-cynosurus Neutral Grassland
- Holcus-juncus Neutral Grassland
- Modified Grassland
- Other Blackthorn Scrub
- Bramble Scrub
- Gorse Scrub
- Eutrophic Standing Water
- Coastal Vegetated Shingle
- Littoral Sediment
- Built-up Areas and Gardens
- Buildings
- Developed Land, Sealed Surface
- Other Woodland, Broadleaved
- Hedgerow (Priority Habitat)
- Other Hedgerow
- Ditch
- Line of Trees
- Botanical Target Note
- Animal Target Note

Rev	Date	Description	Drn	Chk	App
00	06/11/2023	2485083	TG	SP	TW

Medmerry Holiday Park

RSK biocensus EXPERTS IN ECOLOGY

TITLE: Figure 2:

UKHab Habitats Map

0 40 80 120

Metres

SCALE: 1:3,500 @ A3

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REV 00

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481400 481500 481600 481700 481800 481900 482000 482100 482200 482300 482400 482500

96200 96100 96000 95900 95800 95700 95600 95500 95400 95300

Creation of priority habitat pond with good condition

Proposed areas of developed land, buildings and hardstanding

grassland areas

On site area of woodland to be retained

Creation of woodland areas with grassland understory

Creation of priority habitat ponds with moderate condition

Creation of non-priority habitat ponds in moderate condition

Off site scrub to be enhanced to good condition

Creation of non-priority habitat pond in poor condition

Off site other neutra grassland enhance to Lowland Meadov in good condition

Off site pond to be enhanced to good condition

Off site other neutral grassland enhanced to good condition

Creation of other neutral grassland in good conditiion

Off site retained habitats

Legend:

- Site Boundary
- Off-site Enhancement Area

Proposed Enhancement

- Creation of amenity grassland areas
- Creation of non-priority habitat pond in poor condition
- Creation of non-priority habitat ponds in moderate condition
- Creation of other neutral grassland in good conditiion
- Creation of priority habitat pond with good condition
- Creation of priority habitat ponds with moderate condition
- Creation of woodland areas with grassland understory
- Off site other neutral grassland enhanced to Lowland Meadow in good condition
- Off site other neutral grassland enhanced to good condition
- Off site pond to be enhanced to good condition
- Off site retained habitats
- Off site scrub to be enhanced to good condition
- On site area of woodland to be retained
- Proposed areas of developed land, buildings and hardstanding

Indicative Enhancement Feature Locations

- Bat Box
- Bird Box
- Bee Pole
- Logpile

Rev	Date	Description	Drn	Chk	App
00	06/11/2023	2485083	TG	SP	TW

Medmerry Holiday Park

RSK biocensus EXPERTS IN ECOLOGY

TITLE: Figure 3:

Enhancements Map

0 40 80 120

Metres

SCALE: 1:3,500 @ A3

N W E S

REV 00

Document Path: C:\OneDrive\RSK Group\RSK Biocensus - 06 GIS - 2485083 - PEA EIA Medmerry Holiday Park Earnley\03 - APRX\2485083 - Medmerry Holiday Park - Figure 6.7 - Enhancement Map.aprx

ANNEX A – DEFRA METRIC TABLES – BASELINE

On-site baseline	*Habitat units*	109.47
	Hedgerow units	4.82
	Watercourse units	4.88
Off-site baseline	*Habitat units*	102.43
	Hedgerow units	0.48
	Watercourse units	0.00

ANNEX B – DEFRA METRIC TABLES – POST-DEVELOPMENT + TOTAL NET CHANGES

On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	62.98
	Hedgerow units	7.48
	Watercourse units	6.72
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	155.56
	Hedgerow units	6.76
	Watercourse units	0.00
FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	6.63
	Hedgerow units	8.94
	Watercourse units	1.85
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	6.06%
	Hedgerow units	185.46%
	Watercourse units	37.85%

ANNEX C – BASELINE CONDITION ASSESSMENTS

This Annex presents the condition assessments of the baseline habitats against the condition sheets in the biodiversity metric 4.0 technical supplement published by Natural England, (2023a). Any deviations from the published guidance are explained and justified.

On-site baseline habitats:

Baseline Habitat Ref 1

UKHAB classification	Other neutral grassland		
Distinctiveness	Medium	**Area / Length**	2.29 ha
Condition Result			Good
Justification			
Passed 5 of the 5 condition criteria			

Baseline Habitat Ref 2

UKHAB classification	Other neutral grassland		
Distinctiveness	Medium	**Area / Length**	7.62 ha
Condition Result			Moderate
Justification			
Passed 3/ 4 of the 5 condition criteria			

Baseline Habitat Ref 3

UKHAB classification	Modified grassland		
Distinctiveness	Low	**Area / Length**	1.47 ha
Condition Result			Moderate
Justification			
Passed 4/ 5 of the 7 condition criteria			

Baseline Habitat Ref 4

UKHAB classification	Bramble scrub		
Distinctiveness	Medium	**Area / Length**	0.64 ha
Condition Result			Condition Assessment N/A
Justification			
Condition was unable to be assessed due to access restrictions			

Baseline Habitat Ref 5

UKHAB classification	Gorse scrub		
Distinctiveness	Medium	**Area / Length**	0.12 ha
Condition Result			Moderate
Justification			
Passed 3/ 4 of the 5 condition criteria			

Baseline Habitat Ref 6

UKHAB classification	Developed land; sealed surface		
Distinctiveness	V. Low	**Area / Length**	8.80 ha
Condition Result			N/A - Other
Justification			
No condition			

Baseline Habitat Ref 7

UKHAB classification	Other woodland; broadleaved		
Distinctiveness	Medium	**Area / Length**	0.21 ha
Condition Result			Moderate
Justification			
Scored between 26-32 out of a total 39 on the assessment			

Baseline Hedgerow Habitat Ref 1

UKHAB classification	Native hedgerow		
Distinctiveness	Low	**Area / Length**	0.57 km
Condition Result			Good
Justification			
Failed no more than 2 criterion, with no more than one failure in any functional group			

Baseline Hedgerow Habitat Ref 2

UKHAB classification	Line of trees		
Distinctiveness	Low	**Area / Length**	0.06 km
Condition Result			Poor
Justification			
Passed 0-2 of the 5 condition criteria			

Baseline Hedgerow Habitat Ref 3

UKHAB classification	Line of trees		
Distinctiveness	Low	**Area / Length**	0.21 km
Condition Result			Moderate
Justification			
Passed 3/ 4 of the 5 condition criteria			

Baseline Watercourse Habitat Ref 1

UKHAB classification	Ditches		
Distinctiveness	Medium	**Area / Length**	1.09 km
Condition Result			Poor
Justification			
Passed 0-5 of the 8 condition criteria			

Baseline Watercourse Habitat Ref 2

UKHAB classification	Ditches		
Distinctiveness	Medium	**Area / Length**	0.35 km
Condition Result			Moderate
Justification			
Passed 6/ 7 of the 8 condition criteria			

Off-site baseline habitats:

Baseline Habitat Ref 1

UKHAB classification	Other neutral grassland		
Distinctiveness	Medium	**Area / Length**	0.51 ha
Condition Result			Good
Justification			
Passed 5 of the 5 condition criteria			

Baseline Habitat Ref 2

UKHAB classification	Other neutral grassland		
Distinctiveness	Medium	**Area / Length**	4.60 ha
Condition Result			Moderate
Justification			
Passed 3/ 4 of the 5 condition criteria			

Baseline Habitat Ref 3

UKHAB classification	Blackthorn scrub		
Distinctiveness	Medium	**Area / Length**	0.07 ha
Condition Result			Poor
Justification			
Passed 0-2 of the 5 condition criteria			

Baseline Habitat Ref 4

UKHAB classification	Bramble scrub		
Distinctiveness	Medium	**Area / Length**	0.67 ha
Condition Result			Condition Assessment N/A
Justification			
Condition was unable to be assessed due to access restrictions			

Baseline Habitat Ref 5

UKHAB classification	Gorse scrub		
Distinctiveness	Medium	**Area / Length**	1.3 ha
Condition Result			Moderate
Justification			
Passed 3/ 4 of the 5 condition criteria			

Baseline Habitat Ref 6

UKHAB classification	Ponds (priority habitat)		
Distinctiveness	High	**Area / Length**	0.06 ha
Condition Result			Moderate
Justification			
Passed 6-8 of the 9 condition criteria			

Baseline Habitat Ref 7

UKHAB classification	Coastal vegetated shingle		
Distinctiveness	High	**Area / Length**	0.03 ha
Condition Result			Good
Justification			
Passed 7/ 8 of the 8 condition criteria			

Baseline Habitat Ref 8

UKHAB classification	Littoral mixed sediments		
Distinctiveness	High	**Area / Length**	0.11 ha
Condition Result			Good
Justification			
Scored between 12-15 out of a total 15 on the assessment			

Baseline Habitat Ref 9

UKHAB classification	Developed land; sealed surface		
Distinctiveness	V. Low	**Area / Length**	0.64 ha
Condition Result			N/A - Other
Justification			
No condition			

Baseline Habitat Ref 10

UKHAB classification	Other neutral grassland		
Distinctiveness	Medium	**Area / Length**	4.20 ha
Condition Result			Moderate
Justification			
Passed 3/ 4 of the 5 condition criteria			

Baseline Hedgerow Habitat Ref 1

UKHAB classification	Species-rich native hedgerow		
Distinctiveness	Medium	**Area / Length**	0.04 km
Condition Result			Moderate
Justification			
Failed no more than 4 criterion, whilst also passing at least one attribute in more than one functional group			

Baseline Hedgerow Habitat Ref 2

UKHAB classification	Line of trees		
Distinctiveness	Low	**Area / Length**	0.06 km
Condition Result			Poor
Justification			
Failed more than 4 criterion, or failed both attributes in more than one functional group			

ANNEX D – POST-DEVELOPMENT CONDITION ASSESSMENTS

This Annex presents the assessment of the post-development habitats against the condition sheets in the biodiversity metric 4.0 technical supplement published by Natural England, (2023a). Any deviations from the published guidance are explained and justified.

On-site baseline habitats:

Proposed Habitat Creation Ref 1

UKHAB classification	Modified grassland		
Distinctiveness	Low	**Area / Length**	5.19 ha
Condition Result			Poor
Justification			
Will only pass 0-3 of the 7 condition criteria, or pass 4-6, but will fail criterion 1			

Proposed Habitat Creation Ref 2

UKHAB classification	Other neutral grassland		
Distinctiveness	Medium	**Area / Length**	0.98 ha
Condition Result			Good
Justification			
Will pass 5 of the 5 condition criteria			

Proposed Habitat Creation Ref 3

UKHAB classification	Ponds (priority habitat)		
Distinctiveness	High	**Area / Length**	0.72 ha
Condition Result			Good
Justification			
Will pass 9 of the 9 condition criteria			

Proposed Habitat Creation Ref 4

UKHAB classification	Ponds (priority habitat)		
Distinctiveness	High	**Area / Length**	1.5 ha
Condition Result			Medium
Justification			
Will pass 6-8 of the 9 condition criteria			

Proposed Habitat Creation Ref 5

UKHAB classification	Ponds (non-priority habitat)		
Distinctiveness	Medium	**Area / Length**	0.03 ha
Condition Result			Moderate
Justification			
Will pass 6-8 of the 9 condition criteria			

Proposed Habitat Creation Ref 6

UKHAB classification	Ponds (non-priority habitat)		
Distinctiveness	Medium	**Area / Length**	0.75 ha
Condition Result			Poor
Justification			
Will only pass 0-5 of the 9 condition criteria			

Proposed Habitat Creation Ref 7

UKHAB classification	Developed land; sealed surface		
Distinctiveness	V. Low	**Area / Length**	7.18 ha
Condition Result			N/A - Other
Justification			
No condition			

Proposed Habitat Creation Ref 8

UKHAB classification	Other woodland; broadleaved		
Distinctiveness	Medium	**Area / Length**	4.5 ha
Condition Result			Poor
Justification			
Will score less than 26 out of a total 39 on the assessment			

Proposed Hedgerow Creation Ref 1

UKHAB classification	Native hedgerow		
Distinctiveness	Low	**Area / Length**	0.56 km
Condition Result			Good
Justification			
Will fail no more than 2 criterion, with no more than one in any functional group			

Proposed Habitat Enhancement (Baseline Habitat Ref 5)

UKHAB classification	Gorse scrub		
Distinctiveness	Medium	**Area / Length**	0.09 ha
Condition Result			Good
Justification			
Will pass 3/ 4 of the 5 condition criteria			

Proposed Hedgerow Enhancement (Baseline Habitat Ref 2)

UKHAB classification	Native hedgerow with trees		
Distinctiveness	Medium	**Area / Length**	0.06 km
Condition Result			Good
Justification			
Will fail no more than 2 criterion, with no more than one failure in any functional group			

Proposed Hedgerow Enhancement (Baseline Habitat Ref 3)

UKHAB classification	Native hedgerow with trees		
Distinctiveness	Medium	**Area / Length**	0.21 km
Condition Result			Good
Justification			
Will fail no more than 2 criterion, with no more than one failure in any functional group			

Proposed Watercourse Enhancement (Baseline Habitat Ref 1)

UKHAB classification	Ditches		
Distinctiveness	Medium	**Area / Length**	1.09 km
Condition Result			Poor
Justification			
Will only pass 0-5 of the 8 condition criteria			

Off-site baseline habitats:

Proposed Habitat Enhancement (Baseline Habitat Ref 2)

UKHAB classification	Other neutral grassland		
Distinctiveness	Medium	**Area / Length**	4.60 ha
Condition Result			Good
Justification			
Will pass 5 of the 5 condition criteria			

Proposed Habitat Enhancement (Baseline Habitat Ref 3)

UKHAB classification	Mixed scrub		
Distinctiveness	Medium	**Area / Length**	0.07 ha
Condition Result			Good
Justification			
Will pass 5 of the 5 condition criteria			

Proposed Habitat Enhancement (Baseline Habitat Ref 4)

UKHAB classification	Mixed scrub		
Distinctiveness	Medium	**Area / Length**	0.67 ha
Condition Result			Good
Justification			
Will pass 5 of the 5 condition criteria			

Proposed Habitat Enhancement (Baseline Habitat Ref 5)

UKHAB classification	Gorse scrub		
Distinctiveness	Medium	**Area / Length**	1.30 ha
Condition Result			Good
Justification			
Will pass 5 of the 5 condition criteria			

Proposed Habitat Enhancement (Baseline Habitat Ref 6)

UKHAB classification	Ponds (priority habitat)		
Distinctiveness	High	**Area / Length**	0.06 ha
Condition Result			Good
Justification			
Will pass 9 of the 9 condition criteria			

Proposed Habitat Enhancement (Baseline Habitat Ref 10)

UKHAB classification	Lowland meadows		
Distinctiveness	V. High	**Area / Length**	4.20 ha
Condition Result			Good
Justification			
Will pass 5 of the 5 condition criteria			

Proposed Hedgerow Creation Ref 1

UKHAB classification	Native hedgerow		
Distinctiveness	Low	**Area / Length**	1.32 km
Condition Result			Good
Justification			
Will fail no more than 2 criterion, with no more than one in any functional group			

Proposed Hedgerow Enhancement (Baseline Habitat Ref 1)

UKHAB classification	Species-rich native hedgerow		
Distinctiveness	Medium	**Area / Length**	0.04 km
Condition Result			Good
Justification			
Will fail no more than 2 criterion, with no more than one in any functional group			

Proposed Hedgerow Enhancement (Baseline Habitat Ref 2)

UKHAB classification	Native hedgerow with trees		
Distinctiveness	Medium	**Area / Length**	0.06 km
Condition Result			Good
Justification			
Will fail no more than 2 criterion, with no more than one in any functional group			