

NETLEY COURT CARE HOME, SOUTHAMPTON

**BIODIVERSITY NET GAIN
DESIGN STAGE REPORT**

Final Document

August 2025

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

ECOSA, Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, Hampshire, SO52 9DF
Tel: 02380 261065 Email: info@ecosa.co.uk Web: www.ecosa.co.uk

Registered Office: 3-4 Eastwood Court, Romsey, Hampshire, SO51 8JJ Registered in England No: 6129868
Ecological Survey & Assessment Limited is a Trinity Consultants Company



ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017), the CIEEM Biodiversity Net Gain Good Practice Principles for Development (CIEEM, 2016) and the CIEEM Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

Description:	Biodiversity Net Gain Design Stage Report
Produced For:	Hartwood Care (3) Ltd
Issue:	Final
Report Reference:	25.0257.0002.(D0)
Date of Issue:	7 th August 2025
Date of Baseline:	12 th May 2025
Metric Version and Date:	DEFRA Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024c) – 28 th July 2025
Author:	 Sam Lloyd Ecologist
Checked by:	 Samantha Faggetter MSc ACIEEM Senior Ecologist
Reviewed by:	 Hugh Turner MSc MCIEEM Principal Ecologist

DISCLAIMER

This is a technical report which does not represent legal advice. You may wish to seek legal advice if this is required.

COPYRIGHT

© This report is the copyright of ECOSA Ltd. Any unauthorised reproduction or usage by any person is prohibited.

NETLEY COURT CARE HOME, SOUTHAMPTON,

BIODIVERSITY NET GAIN DESIGN STAGE REPORT

Table of Contents

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
1.1 Background.....	2
1.2 The Site	2
1.3 Aims and Scope of Report.....	2
1.4 Site Proposals.....	3
2.0 LEGISLATIVE AND PLANNING POLICY CONTEXT.....	4
2.2.1 <i>Environment Act</i>	4
2.3.1 <i>National Policy</i>	5
2.3.2 <i>Local Policy</i>	6
3.0 METHODOLOGY	8
3.1 Introduction	8
3.2 Desk Study	8
3.2.1 <i>Strategic Significance</i>	8
3.2.2 <i>Baseline Date</i>	8
3.3 Field Survey.....	8
3.3.1 <i>Habitat Classification and Condition Assessment</i>	8
3.3.2 <i>Field Survey Details</i>	9
3.4 Biodiversity Net Gain Assessment Methods	9
3.4.1 <i>Pre-Development Assessment</i>	10
3.4.2 <i>Post-Development Assessment</i>	10
3.4.3 <i>Components of Biodiversity Quality</i>	10
3.4.4 <i>Additional Factors for Habitat Creation and Enhancement</i>	13
3.4.5 <i>Metric Rules</i>	13
3.4.6 <i>Good Practice Principles</i>	14
3.5 Assumptions and Limitations.....	15
4.0 BASELINE ECOLOGICAL CONDITIONS.....	15
4.2 Important Ecological Features.....	15
4.3 Baseline Habitats.....	15
4.3.1 <i>Baseline Date</i>	15
4.3.2 <i>Habitat Type</i>	16
4.3.3 <i>Habitat Distinctiveness</i>	16
4.3.4 <i>Condition Assessment</i>	16
4.3.5 <i>Strategic Significance</i>	16
4.4 Baseline Biodiversity Units	17
5.0 PROPOSED DESIGN	18
5.1 Introduction	18
5.2 Habitat Retention.....	18
5.3 Habitat Enhancement.....	18
5.4 Post-Development Habitats.....	18
5.4.1 <i>Habitat Type</i>	18
5.4.2 <i>Habitat Distinctiveness</i>	18
5.4.3 <i>Condition Assessment</i>	19
5.4.4 <i>Strategic Significance</i>	19
5.5 Post-Development Biodiversity Units	19

6.0	RESULTS AND CONCLUSIONS	20
6.1	Results	20
6.1.1	<i>Metric Output</i>	20
6.1.2	<i>Compliance with Metric Rules and Best Practice Principles</i>	20
6.1.3	<i>Implementation</i>	20
6.2	Conclusion	20
7.0	REFERENCES	21
Map 1	Site Location Plan	
Map 2	Baseline Habitats	
Map 3	Baseline Condition and Distinctiveness	
Map 4	Baseline Strategic Significance	
Map 5	Habitat Retention	
Map 6	Post-Development Habitats	
Map 7	Post-Development Condition and Distinctiveness	
Map 8	Post-Development Strategic Significance	
Appendix 1	Site Proposals Plan	
Appendix 2	Biodiversity Net Gain Good Practice Principles for Development	
Appendix 3	Baseline Habitat Condition Assessment	
Appendix 4	Post-Development Enhanced Habitat Target Condition	
Appendix 5	Post-Development Created Habitat Target Condition	

EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by Hartwood Care (3) Ltd to prepare a Biodiversity Net Gain Design Stage Report for Netley Court Care Home, Southampton. The purpose of the assessment is to determine the proposals ability to deliver a net gain in biodiversity following development at the site. The site is located in Netley, adjacent to the western seafront and comprises a care home with associated parking and gardens, leading to the seafront shingle with approximately 80 metres of retaining wall. Current proposals entail the replacement of the retaining wall along the beach front.

The main findings of the Biodiversity Net Gain Design Stage report are:

- The site comprises gorse scrub, features of littoral rock, developed land; sealed surface, other woodland; broadleaved and rural trees. The pre-development on-site baseline units are 2.85 habitat units.
- The majority of the habitats on site will be retained, with the developed land; sealed surface, as well as small amounts of woodland and gorse scrub to be lost. The woodland and scrub will be re-established and four new trees will be planted on site. Existing rural trees and woodland on site will also have their condition enhanced.
- A management and monitoring plan should be produced to outline how post development habitats will be established and maintained for 30 years following the development of the site.
- Following the completion of the assessment post-development units are 3.10 habitat units. This represents a 11.02% gain in habitat units. This demonstrates that the proposals have the ability to deliver the Biodiversity Net Gain required in both local planning policy and that required by the Environment Act.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Hartwood Care (3) Ltd to undertake a Biodiversity Net Gain Assessment to identify the ecological constraints and opportunities associated with the redevelopment of Netley Court Care Home, Victoria Road, Netley, Southampton, Hampshire, SO31 5DR (hereafter referred to as the site).

1.2 The Site

The site is located in Netley, Hampshire, centred on National Grid Reference (NGR) SU 4552 0844.

The wider site boundary consists of a care home with associated parking gardens and greenspace, backing onto the seafront. The site itself is limited to the seafront, including shingle, Meon High Water, and the seawall.

The site sits on the east seafront of Southampton Water, joining to the River Itchen and the River Test in the north. East of the site consists of residential areas, with Netley recreational ground approximately 350 metres east of the site. Netley Abbey lies approximately 550 metres north of the site, with Royal Victoria Country Park located approximately 380 metres south of the site. Further east the landscape is dominated by agricultural land, solar farms and woodland blocks.

1.3 Aims and Scope of Report

The aim of this document is to establish whether the scheme design provides a measurable net gain in biodiversity. The net change in biodiversity value is determined by calculating the pre-development and post-development biodiversity units provided by the site using the DEFRA Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024c).

The document provides a summary of the scheme design and background ecological information which has been used to undertake the metric calculations. The metric calculations have been provided in a separate excel spreadsheet (ECOSA, 2025a).

This document is a stand-alone assessment of the pre-development and post-development value of the site in terms of the biodiversity units. This does not supersede the Ecological Impact Assessment (ECOSA, 2025b) and should be read in-conjunction with that document.

1.4 Site Proposals

The proposal is for the existing sea defence retaining wall to be removed and replaced with a new wall to prevent erosion. The works will require the presence of some machinery at the bottom of the bank along the beach, but no machinery will be used along the top of the bank. The works will require clearance of some of the vegetation and woodland currently present along the existing wall.

The appraisal made reference to an initial proposals plan produced by BJC Planning (Drawing No. E/248/2025.04.29) (BJC Planning, 2025) **Appendix 1**.

2.0 LEGISLATIVE AND PLANNING POLICY CONTEXT

2.1 Introduction

This section summarises the planning policy in relation to ecology and biodiversity within the Eastleigh Borough Council administrative area. This information is then used to make necessary recommendations for mitigation and enhancements in order to ensure any future planning application accords with relevant planning policy.

2.2 Legislation

2.2.1 Environment Act

The legislative driver for Biodiversity Net Gain comes through the Environment Act 2021. Schedule 14 of the Act sets out the following:

- Sets a measurable Biodiversity Net Gain¹ objective of 10% for all development for which planning permission is granted;
- The Biodiversity Metric to calculate the Biodiversity Value of the site is produced and published by the Secretary of State;
- The pre-development and post-development biodiversity value of the site should be calculated using the metric and based on the pre-development biodiversity value on the date of planning application. However, this may be agreed as being an alternative date by the local planning authority;
- All planning permissions (with a few exceptions) granted in England will be subject to a general condition requiring that a Biodiversity Net Gain Plan is submitted for approval to the planning authority prior to commencement of the development; and
- The post-development value must be calculated based on the development at completion and the obligation for maintaining the proposed Biodiversity Net Gain measures will be a minimum of 30 years.

The Act also states that where activities are undertaken on a given site on or after the 30th January 2020, which result in a lower biodiversity value than otherwise would have been achieved (e.g. site clearance), then the biodiversity value should be calculated based on the value of the site prior to the activity commencing. The only exception is where activities undertaken are in accordance with an otherwise consented² activity, In practice this puts an onus on the applicant and the ecologist who completed the

¹ Biodiversity Net Gain is defined as “development that leaves biodiversity in a better state than before” (CIEEM, 2016).

² For example a previous planning permission.

assessment to assume a “worst case scenario” approach where habitat clearance has been undertaken at the time of the site survey.

Where 10% Biodiversity Net Gain cannot be demonstrated on site the Act makes provision for offsite offsetting either through the purchase of biodiversity units on registered offsetting land or alternatively through the Government’s credit system.

The requirements under Schedule 14 came into force on 12th February 2024. Therefore, any planning permissions granted after this date are subject to a minimum requirement to demonstrate 10% Biodiversity Net Gain.

2.3 Planning Policy

2.3.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government’s requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in December 2024. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF *“Plans and decisions should apply a presumption in favour of sustainable development”*. However, Paragraph 195 goes on to state that *“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”*.

The NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 187 states that the planning system should contribute to and enhance the natural 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...”*.

A number of principles are set out in Paragraph 193, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection

of irreplaceable habitats³, including ancient woodland⁴. Where loss to irreplaceable habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph 193 also states *“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”* Paragraph 194 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98 states *“the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”*. Paragraph 99 states *“it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted”*.

2.3.2 Local Policy

The Eastleigh Borough Local Plan 2016-2036 was adopted on 25th April 2022. It sets out the policies and plans to guide future development to 2036 and replaced the ‘saved’ policies in the Adopted Local Plan 2001-2011. A number of policies relate to ecology:

- **Policy S9: Green Infrastructure**

In relation to ecology, this policy states that the council will seek to provide green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses as well as connected habitats linking the network of designated sites and existing propriety habitats, taking account of the Hampshire ecological network map.

- **Policy DM11: Nature Conservation**

This policy states that developments should seek to protect, conserve and enhance international, national and local nature conservation designations and networks of natural habitats. A ‘project level’ Habitats Regulations Assessment (HRA) will be required where there are likely significant effects on international

³ The NPPF defines irreplaceable habitats as *“Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.”*

⁴ Natural England defines ancient woodland as *“An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).”*

or European nature conservation sites. In particular, reference is made to the Solent, the New Forest and the River Itchen designated sites. The policy also states that a net gain of biodiversity will be sought on all development sites.

Development will not be permitted if it is likely to have adverse effects on priority habitats, protected or priority species, or on the local ecological network, unless it can be demonstrated that there are no alternative solutions, there is an overall biodiversity net gain or the benefits clearly outweigh the adverse effects.

In relation to ecological survey work, the policy states that development will not be permitted unless it can be demonstrated that there have been thorough habitat and species surveys conducted; a great crested newt strategic survey and strategy have been considered in all developments within 500 metres of a great crested newt pond; and a strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat network.

The Eastleigh Borough Council Biodiversity Action Plan (2012 – 2022), published in December 2012, sets out the updated key actions and objectives which follow the themes of Protection, Land Management, Data and Information, and Education and Awareness. The action plan also defines the Eastleigh Borough Priority Biodiversity Areas and Links and provides information on their qualifying characteristics, designations and locations, including detailed maps.

The Trees and Development Supplementary Planning Document, adopted in April 2022, details guidance and support for planning applicants, including development advice in relation to tree retention, tree protection, potential impacts to ancient and veteran trees, and tree replacement. Further information is provided on the latter including appropriate species and size selection, approved planting and maintenance practices, and the Tree Replacement Policy which aims to ensure a net gain in tree provision, post-development.

Eastleigh Borough Council's approach to biodiversity net gain is in line with statutory requirement; for all relevant developments to achieve 10% biodiversity net gain in line with the Environment Act 2021, as of April 2024. This requirement must always be considered in addition to any mitigation and compensation measures proposed for protected species and habitats. Biodiversity net gain for developments must also be measured using only the most recently published version of the DEFRA metric, with these measurable gains to be secured and monitored for a minimum of 30 years

3.0 METHODOLOGY

3.1 Introduction

This section provides the methodology followed as part of the Biodiversity Net Gain Assessment.

3.2 Desk Study

The desk study was undertaken to provide information on the assigned strategic significance of land within the red line boundary (Paragraph 3.4.3) and to determine the baseline date of the assessment (Paragraph).

3.2.1 Strategic Significance

The local authority website was consulted most recently on 5th July 2025 for information on their Local Nature Recovery Strategy (LNRS) or, where no LNRS was available, for details of any alternative documents for assigning strategic significance in the interim before a LNRS is published.

A draft version of the LNRS for Hampshire has been published, but as this has not been finalised alternative documents have also been used to assess strategic significance. This includes records received from Hampshire Biodiversity Information Centre, the Hampshire Biodiversity Action Plan and the Multi-Agency Geographic Information for the Countryside (MAGIC) database (DEFRA, 2024). These documents have been used to determine if the site area or habitats within comprise an important part to local and national strategy in relation to biodiversity. As no final LNRS has been published, the highest any habitat could be assessed as was 'location ecologically desirable but not in local strategy'.

3.2.2 Baseline Date

Given the requirement of the Environment Act that where operations have taken place which would decrease the unit value of the site after 30th January 2020, which are not otherwise part of a lawful operation, a review of publicly available aerial photography was undertaken to ensure that site conditions appear similar to those before the 30th January 2020.

3.3 Field Survey

3.3.1 Habitat Classification and Condition Assessment

Areas of existing habitat that make up the on-site baseline and their current condition were identified during a field survey undertaken by ECOSA on 12th May 2025.

The field survey followed UK Habitat Classification (UKHab) Version 2.0 methodology (UKHab Ltd, 2023). UKHab is the classification system used (with some minor modifications) within DEFRA's Statutory Biodiversity Metric Calculation Tool.

The field survey covered all accessible areas of the site within the defined red line boundary.

The UKHab Survey Application, developed using the digital survey platform Coreo was used to map habitats in the field, collect the field survey data and photograph the site.

The condition assessment was based on the criteria within the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024a). Some habitat types (for example most agricultural habitats and hardstanding) are not subject to assessment and are assigned default scores by the calculation tool.

3.3.2 Field Survey Details

The field survey was carried out by Megan Woolley, Ecologist of ECOSA on 12th May 2025. The weather conditions were overcast with approximately 80 % cloud cover, an ambient temperature of 16°C and a moderate breeze.

During the survey, the surveyor was equipped with 10x40 binoculars, a high powered torch and a digital camera.

3.4 Biodiversity Net Gain Assessment Methods

The Biodiversity Net Gain Assessment was undertaken using DEFRA's Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024c).

The calculator provides a score which represents the biodiversity value of each area of habitat by applying multipliers, which can have a positive or negative effect on the overall score, based on a number of components of biodiversity quality. These components are set out in the paragraphs below.

Once these calculations are completed a pre- and post-development biodiversity value of the site is provided, which allows an assessment to be made of the net biodiversity losses or gains at the site.

As standard, the pre-development situation is based on the current ecological baseline as recorded during the field survey (see Paragraph 3.3.1). However, the pre-development situation may be based on a historic ecological baseline if a review of aerial imagery indicates that activities have been undertaken at the site on or after the 30th January 2020 (see Paragraph 3.2.2), which would have resulted in the site having a lower biodiversity value than otherwise would have been achieved (e.g. site clearance). In these instances, in accordance with the Environment Act (see Paragraph

2.2.1) the biodiversity value should be calculated based on the value of the site prior to the activity commencing.

3.4.1 Pre-Development Assessment

The site boundary on which this assessment was based was received by ECOSA on 20th July 2025 provided by Hartwood Care (3) Ltd to be submitted as part of the planning application. The red line boundary on which the assessment is based is shown in **Map 1**.

The pre-development biodiversity value of the site is based on the baseline recorded in 12th May 2025.

3.4.2 Post-Development Assessment

The post-development biodiversity value of the site is based on information provided by Hartwood Care (3) Ltd with the following plans utilised in order to complete the assessment:

- BJC Planning (Drawing No. E/248/2025.04.29) (BJC Planning, 2025) (**Appendix 1**).

In order to assess post-development habitats the plan was categorised into likely UKHab classifications based on the best information available at the time of preparation of this report.

3.4.3 Components of Biodiversity Quality

Habitat Type

The field survey followed UK Habitat Classification (UKHab) methodology (UKHab Ltd, 2023), to classify all habitats on site into specific habitat types. The UKHab classification system is used (with some minor modifications) within DEFRA's Statutory Biodiversity Metric Calculation Tool.

Habitat Area

Areas of existing, retained and proposed habitats were mapped and measured by ECOSA using QGIS. The extents of existing habitats are based on information collected during the field survey and using aerial photography and Ordnance Survey (OS) mapping resources (**Map 2**).

The extents for retained and proposed habitats were based on the BJC Planning (Drawing No. E/248/2025.04.29) (BJC Planning, 2025) (**Appendix 1**). This information was subsequently used to generate a Post-Development Habitat Map in QGIS (**Map 4**). Non-linear habitats are measured in hectares while linear features are measured by

length in kilometres. Therefore, for the purposes of the calculation they are addressed separately with separate biodiversity units calculated for linear and non-linear features.

When measuring habitat areas for the purposes of inputting into the metric these polygons are combined into a single measurement based on that habitats characteristics (i.e. habitat, condition and strategic significance). The polygon numbers which are associated with each metric entry are then referenced in the GIS reference number section of the metric to allow cross referencing back to the pre and post-development habitat maps.

Habitat Distinctiveness

The distinctiveness of a habitat represents its relative quality and importance compared to other habitat types, based on an assessment of the distinguishing features of a habitat, including consideration of species richness, rarity and the degree to which a habitat supports species rarely found in other habitats. The Habitat Distinctiveness scores are automatically assigned by the calculator in accordance with the assessment methodology detailed in the Statutory Biodiversity Metric Draft User Guide (DEFRA, 2024b).

Habitat Condition

The condition of a habitat represents its relative quality judged against the perceived ecological optimum state for that particular habitat type. Therefore, habitat condition is specific to the habitat type and not comparable between habitat types (unlike Habitat Distinctiveness).

The condition assessment was based on the criteria within the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024a). Some habitat types (for example most agricultural habitats and hardstanding) are not subject to assessment and are assigned default scores by the calculation tool.

For proposed habitat creation, retention and enhancement a 'Target Condition' is assigned, this is the condition that it is proposed the habitat will achieve post-development and is based on the same criteria as the condition assessment.

Strategic Significance

The Strategic Significance multiplier gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives. Strategic significance is the local significance of the habitat based on its location and habitat type. The strategic significance of an area may change between pre- and post-development scenarios, where the strategic value of the habitat features has changed post-development. For example, newly developed residential units may no longer be strategically significant compared to the pre-development situation, whereas a newly

created ecological corridor or buffer may be deemed as more strategically significant if created post-development.

Where a Local Nature Recovery Strategy (LNRS) has been published, this will set out the descriptions to allow strategic significance to be assigned. Where no LNRS has yet been published, a relevant planning authority should specify alternative documents for assigning the strategic significance. Examples include, but not limited to, Local Plans, Tree Strategies, Biodiversity Action Plans, and Green Infrastructure Strategies (DEFRA, 2024b). Where a LNRS has not yet been published, nor documents from the Local Planning Authority (LPA) issued, further information from within the DEFRA User Guide (DEFRA, 2024b) must be followed.

There are three categories of strategic significance.

High (Formally Identified In Local Strategy)

Where an LNRS has been published, this category can be applied where the habitat in question falls within the parameters of the Local Habitat Map as an area with potential to deliver the priorities of the LNRS. If this is true, then strategic significance is recorded as 'Low' in the baseline, and 'High' in the post-intervention.

Where an LNRS has not been published, to allow high strategic significance to be assigned, the habitat is mapped and described as locally ecologically important within a specific location in the documents supplied by the LPA. If the project delivers the actions set out within the document, it can be recorded as 'High' in the post-intervention scenario. If the LPA document identified existing habitat as locally important, then strategic significance can be assigned as 'High' in the baseline.

Medium (Location ecologically desirable but not in local strategy)

This category cannot be applied where an LNRS has been published. Where the LPA have not identified a suitable alternative document, 'Medium' significance can only be assigned where it can be explained how the habitat type is ecologically important, demonstrated that the habitat is important in providing ecological linkage to other strategically significant locations, or by using professional judgement.

Low (Area/compensation not in local strategy/no local strategy)

Low significance is assigned where the definition for High (in LNRS) or for High or Medium (without LNRS) are not met. Within a scheme where there is an LNRS available, if the project is a potential area, if it does not deliver the specific actions outlined in the LNRS then it must be recorded as 'Low'.

3.4.4 Additional Factors for Habitat Creation and Enhancement

In addition to the above components, several additional multipliers are assigned to habitats which are proposed to be created or enhanced post-development. These factors take into account the risks associated with attempting to establish new habitats and are detailed below.

Difficulty Risk

This is the risk associated with the delivery of biodiversity creation or enhancement due to uncertainty in the effectiveness of techniques to create or restore a particular habitat type. For some habitat types it is much more difficult to replicate habitat losses because of the unique physical and ecological features of the habitat.

Temporal Risk

For some habitat types, it can take a long time to achieve the Target Condition (see Habitat Condition paragraph above). If there is a significant time lag between initial habitat loss and establishing new habitats of adequate condition to compensate for this loss, there will be lower levels of biodiversity for this period of time. The temporal risk multiplier reflects this temporary reduction in quality.

In addition, where habitat creation is delayed from the initial impact (for example if a landscaping scheme is delivered in the latter stages of a construction program) an additional temporal risk is applied to represent the time delay from the loss of biodiversity through to creation/enhancement of new habitats.

Spatial Risk

Where habitat creation is being undertaken to offset habitat loss as a result of the proposals, it is beneficial for such offsetting to be delivered in proximity to the original loss, ideally within the site itself, so that the ecosystem services provided by such habitat will benefit receptors that are affected by the proposals. Where this is not possible, it is considered that locating off-site compensation within the local planning authority area or the same National Character Area represents a minimal risk. For offsetting delivered further afield a negative multiplier is applied.

3.4.5 Metric Rules

The Statutory Biodiversity Metric User Guide (DEFRA, 2024b) sets out four rules that must be followed when undertaking a metric calculation. If the calculation does not adhere to these rules, a proposal cannot claim a biodiversity net gain (DEFRA, 2024b).

Rule 1

Rule 1 states ***“The trading rules of this biodiversity metric must be followed”***. Further information on trading rules is provided within the user guide to support this rule.

When undertaking habitat creation it is also necessary to take into account trading rules. This means that “trading down” must be avoided. Habitat losses need to be compensated for on a “like for like” or “like for better” basis. This means that newly created habitats should be similar (for example grassland type habitats being replaced by grassland type habitats) and new habitat should aim to achieve either a higher distinctiveness and/or better condition than those which are lost. The only exception applies where low distinctiveness habitats are lost these can be offset with different but higher distinctiveness habitats. Losses of irreplaceable or very high distinctiveness habitat cannot be adequately accounted for through the metric. This should be avoided or a bespoke compensation scheme would need to be devised and agreed with the relevant authority.

Rule 2

Rule 2 states: ***“Biodiversity unit outputs, for each type of unit, must not be summed, traded or converted between types. The requirement to deliver at least 10% net gain applies to each type of unit.”***

Rule 3

Rule 3 states: ***“To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.”***

Rule 4

Rule 4 states: ***“In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.”***

3.4.6 Good Practice Principles

The Construction Industry Research and Information Association (CIRIA), the Institute of Environmental Management and Assessment (IEMA) and CIEEM have developed the first UK principles on good practice to achieve Biodiversity Net Gain. 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 (CIEEM, 2016). The principles are listed in Error! Reference source not found.. This assessment has been undertaken in line with these best practice principles.

3.5 Assumptions and Limitations

During the site visit some of the beach area on site was covered by the sea due to high tide. This habitat was assessed as matching the other beachfront habitat present based on ariel imagery of the beach.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Introduction

This section sets out a summary of the baseline ecological conditions at the site, supported by a pre-development habitat map (**Map 2**). The full baseline assessment and evaluation is provided within the accompanying Ecological Impact Assessment (ECOSA, 2025a). This section then establishes the baseline biodiversity units for the site.

4.2 Important Ecological Features

Following the completion of the Ecological Assessment the following Important Ecological Features were identified:

- Site is adjacent to and included within a number of statutory and non-statutory designated sites including the Solent and Southampton Water Ramsar site and Special Protection Area (SPA) as well as the Netley to Hambleshore Site of Importance for Nature Conservation (SINC);
- The scrub and woodland on site are suitable for use by reptiles and great crested newt on site;
- The site is suitable for use by wintering and breeding birds;
- The site has suitability for badger; and
- The site has suitability for foraging and commuting bats.

These features have been used to help design the Biodiversity Net Gain solution on site and also inform the strategic significance assessment. For full understanding of the Important Ecological Features identified within the scheme please refer back to the Ecological Impact Assessment (ECOSA, 2025b).

4.3 Baseline Habitats

4.3.1 Baseline Data

A review of historic aerial imagery as part of the desk study indicates that the land has been maintained in its current state since before January 30th 2020, and there is no evidence of activities that would result in a lower biodiversity value at the site since this

date, therefore the pre-development scenario has been based on the most recent field survey.

4.3.2 *Habitat Type*

Baseline habitat types are shown on **Map 2**. Detailed habitat descriptions, including justification for UKHab classification and species lists are provided in the accompanying reference Ecology report (ECOSA, 2025b)

The site covers a slope on the coast line. The bottom of the slope consisted of the beach assessed as '**features of littoral rock**'. The existing retaining wall was assessed as '**developed land ;sealed surface**'. The vegetation on site consisted largely of '**gorse scrub**' with some individual '**rural trees**' across the slope and a small area of '**other woodland ; broadleaved**' in the north western corner of the site.

4.3.3 *Habitat Distinctiveness*

Baseline habitat distinctiveness is shown on **Map 3** and summarised in **Table 1**.

Table 1: Baseline Habitat and Hedgerow Distinctiveness

Distinctiveness	Baseline Habitats and Hedgerows
Very Low	Developed land; sealed surface
Medium	Gorse scrub, other woodland; broadleaved, rural trees
High	Features of littoral rock

4.3.4 *Condition Assessment*

Baseline habitat conditions are shown in **Map 3**. Details of the condition criteria met by each habitat are provided in **Appendix 3**.

4.3.5 *Strategic Significance*

The Strategic Significance multiplier gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives. Strategic significance designations are based on the criteria set out in Paragraph 3.4.3.

Consultation with HBIC found that all of the habitats located within the site fall within the Netley and Hamble Shore Site of Importance for Nature Conservation. As such the site and habitats within are considered to be relevant to the maintenance of this designated site and have been assessed as 'Location ecologically desirable but not in local strategy'.

4.4 Baseline Biodiversity Units

The pre-development habitat units for the site have been assessed as being 2.85. The full calculation is provided within the accompanying statutory biodiversity metric calculation tool (ECOSA, 2025a).

5.0 PROPOSED DESIGN

5.1 Introduction

This section sets out a summary of the proposed post-development ecological conditions at the site, including proposed habitat types and distinctiveness. It provides justification for the assigned conditions and strategic significance values. This section then establishes the post-development biodiversity units for the site.

5.2 Habitat Retention

The majority of the habitats on site will be retained throughout the works. This includes all of the littoral rock, as well as the majority of the gorse scrub, woodland and rural trees. Retained habitats are shown on **Map 4**.

5.3 Habitat Enhancement

The existing woodland on site will have its condition enhanced from 'poor' to 'moderate'. This will be achieved through the removal of invasive species present in the woodland. The semi-mature trees present throughout the site will also have their condition enhanced from 'moderate' to 'good'. This will be achieved by the creation of features that could be utilised and invertebrates and other species through the use of veteranisation methods.

Details of the condition criteria met by each enhanced habitat, are provided in **Appendix 4**.

5.4 Post-Development Habitats

5.4.1 Habitat Type

Post-development habitats are shown on **Map 4**.

The anticipated post-development habitats within the development red-line boundary are developed land; sealed surface in the form of the new retaining wall. The small amount of gorse scrub lost will be reestablished as the same habitat type, with lost areas of woodland being reestablished as 'other woodland; broadleaved'. Four new rural trees will also be planted along the top of the slope on site where the scrub becomes sparser at the site boundary.

5.4.2 Habitat Distinctiveness

Post-development habitat distinctiveness is shown on **Map 6** and summarised in **Table 2**.

Table 2: Post Development Habitat Distinctiveness

Distinctiveness	Post-Development Habitats
Very Low	Developede land; sealed surface
Medium	Mixed scrub, other woodland; broadleaved, four rural tree

5.4.3 Condition Assessment

Post-development habitat conditions are shown in **Map 6**. Details of the condition criteria met by each anticipated post-development habitat are provided in **Appendix 5**.

5.4.4 Strategic Significance

As per Paragraph 4.3.5 all habitats fall within Netley and Hamble Shore SINC and as such have been assessed as 'Location ecologically desirable but not in local strategy'.

5.5 Post-Development Biodiversity Units

The post-development habitat units for the site have been assessed as being 3.16. The full calculation provided within the accompanying statutory biodiversity metric calculation tool

6.0 RESULTS AND CONCLUSIONS

6.1 Results

6.1.1 *Metric Output*

The baseline biodiversity units are 2.85 habitat units. The anticipated post-development biodiversity units are 3.16 habitat units. All trading rules have been achieved within the metric where habitats created have either been the same broad habitat type as those which have been lost or alternatively have been offset with a higher distinctiveness habitat.

This represents a net gain of 0.31 habitat units, which is a gain of **11.02% habitat units**.

6.1.2 *Compliance with Metric Rules and Best Practice Principles*

The metric assessment complies with all metric rules and best practice principles. Evidence of this is provided in **Appendix 2**.

6.1.3 *Implementation*

In order to ensure that the proposed habitat types are established and maintained in the condition targeted within the metric, an appropriate plan for implementation of the measures set out in this document during the construction phase, as well as a management and monitoring plan for a minimum period of 30 years will be provided as a condition of any planning consent.

6.2 Conclusion

The metric calculation undertaken complies with all metric rules and best practice principles. The calculation indicates that the scheme will allow a measurable net gain in biodiversity value of greater than 10% to be secured. This accords with the Environment Act 2021, the NPPF and Eastleigh Borough Local Plan.

7.0 REFERENCES

BJC Planning, 2025. *Drawing No. E/248/2025.04.29*, London: BJC Planning.

CIEEM, 2016. *Biodiversity Net Gain Good Practice Principles for Development*, Winchester: CIEEM.

CIEEM, 2017. *Chartered Institute of Ecology and Environmental Management Website*. [Online]

Available at: www.cieem.net

CIEEM, 2017. *Guidelines for Ecological Report Writing*. 2nd ed. Winchester: Chartered Institute of Ecology and Environmental Management.

CIEEM, 2021. *Biodiversity Net Gain Report and Audit Templates*, Winchester: Chartered Institute of Ecology and Environmental Management.

DEFRA, 2023. *Multi-Agency Geographic Information for the Countryside (MAGIC) Map Application*. [Online]

Available at: www.defra.magic.gov.uk

DEFRA, 2024a. *Statutory Biodiversity Metric Condition Assessments*. [Online]

Available at:

[https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F669e5db4fc8e12ac3edb0198%2FStatutory Biodiversity Metric Condition Assessments23.07.24.xlsx&wdOrigin=BROWSELINK](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F669e5db4fc8e12ac3edb0198%2FStatutory_Biodiversity_Metric_Condition_Assessments23.07.24.xlsx&wdOrigin=BROWSELINK)

[Accessed 30 July 2024].

DEFRA, 2024b. *The Statutory Biodiversity Metric - User Guide*. [Online]

Available at:

[https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The Statutory Biodiversity Metric - User Guide 23.07.24 .pdf](https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide_23.07.24_.pdf)

[Accessed 30 July 2024].

DEFRA, 2024c. *Statutory Biodiversity Metric Calculation Tool*. [Online]

Available at:

[https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F669e4670ab418ab055592a23%2FThe Statutory Biodiversity Metric Calculation Tool -](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F669e4670ab418ab055592a23%2FThe_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024.xlsm&wdOrigin=BROWSELINK)

[Macro enabled tool 23.07.2024.xlsm&wdOrigin=BROWSELINK](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F669e4670ab418ab055592a23%2FThe_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024.xlsm&wdOrigin=BROWSELINK)

[Accessed 29 July 2024].

ECOSA, 2025a. *Netley Court, Southampton - Biodiversity Metric Calculation Tool*, North Baddesley: ECOSA.

ECOSA, 2025b. *Netley Court, Southampton Ecological Impact Assessment*, North Baddesley: ECOSA.

JNCC, 2010. *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit*. Peterborough: Joint Nature Conservation Committee.

Natural England, 2023a. *Statutory Biodiversity Metric: Draft User Guide*, s.l.: s.n.

Natural England, 2023a. *Statutory Biodiversity Metric: Draft User Guide*, s.l.: s.n.

Natural England, 2023b. *Statutory Biodiversity Metric Condition Assessments*, s.l.: s.n.

Natural England, 2023. *Statutory Biodiversity Metric Calculation Tool*, s.l.: s.n.

The UK Habitat Classification Working Group, 2018. *The UK Habitat Classification User Manual* Version 1.0. [Online]
Available at: <https://ukhab.org/>

UKHab Ltd, 2023. *UK Habitat Classification Version 2.0*. [Online]
Available at: <https://www.ukhab.org>
[Accessed 30 August 2023].

Map 1 Site Location Plan



**NETLEY COURT CARE HOME,
VICTORIA ROAD, NETLEY,
SOUTHAMPTON, HAMPSHIRE**

BIODIVERSITY NET GAIN ASSESSMENT

Map 1 - Site Location Plan

Client:	Hartwood Care
Date:	July 2025
Status:	Draft

KEY

 Site Boundary



Scale at A3 1:10,000

0 100 200 300 400 m



Prepared by: KM	Date: 230625
Last amended by: JP	Date: 210725

ECOSA
Ecological Survey & Assessment
A Trinity Consultants Company
ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

© This map is the copyright of Ecological Survey & Assessment Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

Map 2 Baseline Habitats



**NETLEY COURT CARE HOME,
VICTORIA ROAD, NETLEY,
SOUTHAMPTON, HAMPSHIRE**

BIODIVERSITY NET GAIN ASSESSMENT

Map 2 - Baseline Habitats

Client:	Hartwood Care
Date:	July 2025
Status:	Draft

KEY

-  Site Boundary
- Habitats**
-  Developed land; sealed surface
-  Features of littoral rock
-  Gorse scrub
-  Other woodland; broadleaved
- Individual Trees**
-  Existing Large Rural Tree
-  Existing Medium Rural Tree
-  Existing Small Rural Tree

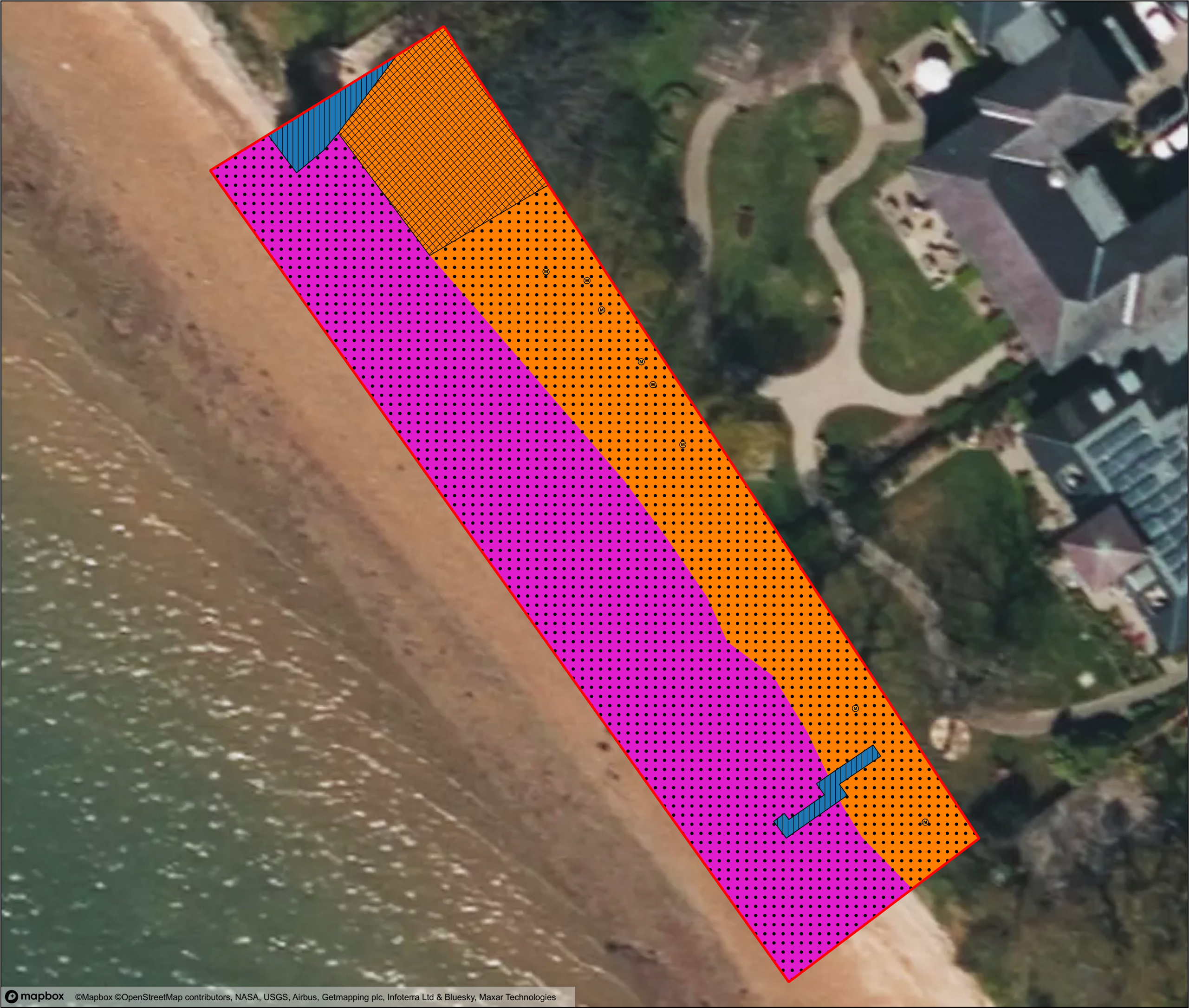


Prepared by: KM	Date: 230625
Last amended by: JP	Date: 310725

ECOSA
Ecological Survey & Assessment
A Trinity Consultants Company
ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

© This map is the copyright of Ecological Survey & Assessment Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

Map 3 Baseline Condition and Distinctiveness



NETLEY COURT CARE HOME,
VICTORIA ROAD, NETLEY,
SOUTHAMPTON, HAMPSHIRE

BIODIVERSITY NET GAIN ASSESSMENT

Map 3 - Baseline Condition & Distinctiveness

Client:	Hartwood Care
Date:	July 2025
Status:	Draft

KEY

Site Boundary

Condition

Habitats

Moderate

Poor

N/A - Other

Individual Trees

Moderate

Distinctiveness

Habitats

High

Medium

V.Low

Individual Trees

Medium

Scale at A3 1:300

0

3

6

9

12 m

N

Prepared by: KM	Date: 230625
Last amended by: JP	Date: 310725

ECOSA

Ecological Survey & Assessment

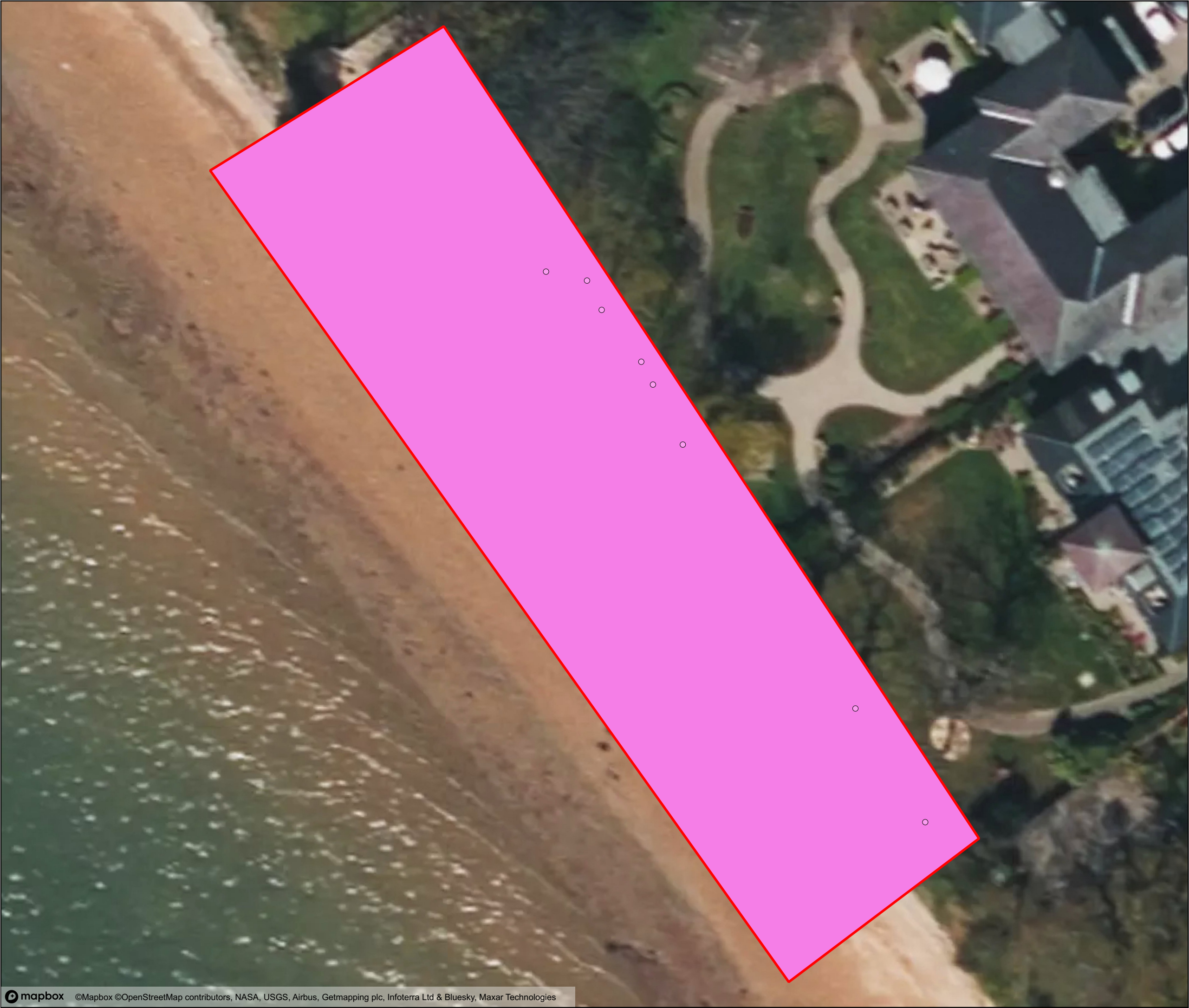
A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

© This map is the copyright of Ecological Survey & Assessment Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

mapbox ©Mapbox ©OpenStreetMap contributors, NASA, USGS, Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies

Map 4 Baseline Strategic Significance



**NETLEY COURT CARE HOME,
VICTORIA ROAD, NETLEY,
SOUTHAMPTON, HAMPSHIRE**

BIODIVERSITY NET GAIN ASSESSMENT

Map 4 - Baseline Strategic Significance

Client:	Hartwood Care
Date:	July 2025
Status:	Draft

KEY

- Site Boundary
- Habitats**
- Medium Strategic Significance
- Individual Trees**
- Medium Strategic Significance

Strategic Significance Definitions:

- High Strategic Significance**
An area or location formally identified in a local strategy.
- Medium Strategic Significance**
An area or location that is ecologically desirable but not in a local strategy.
- Low Strategic Significance**
An area or location that is not in a local strategy, or there is no local strategy.



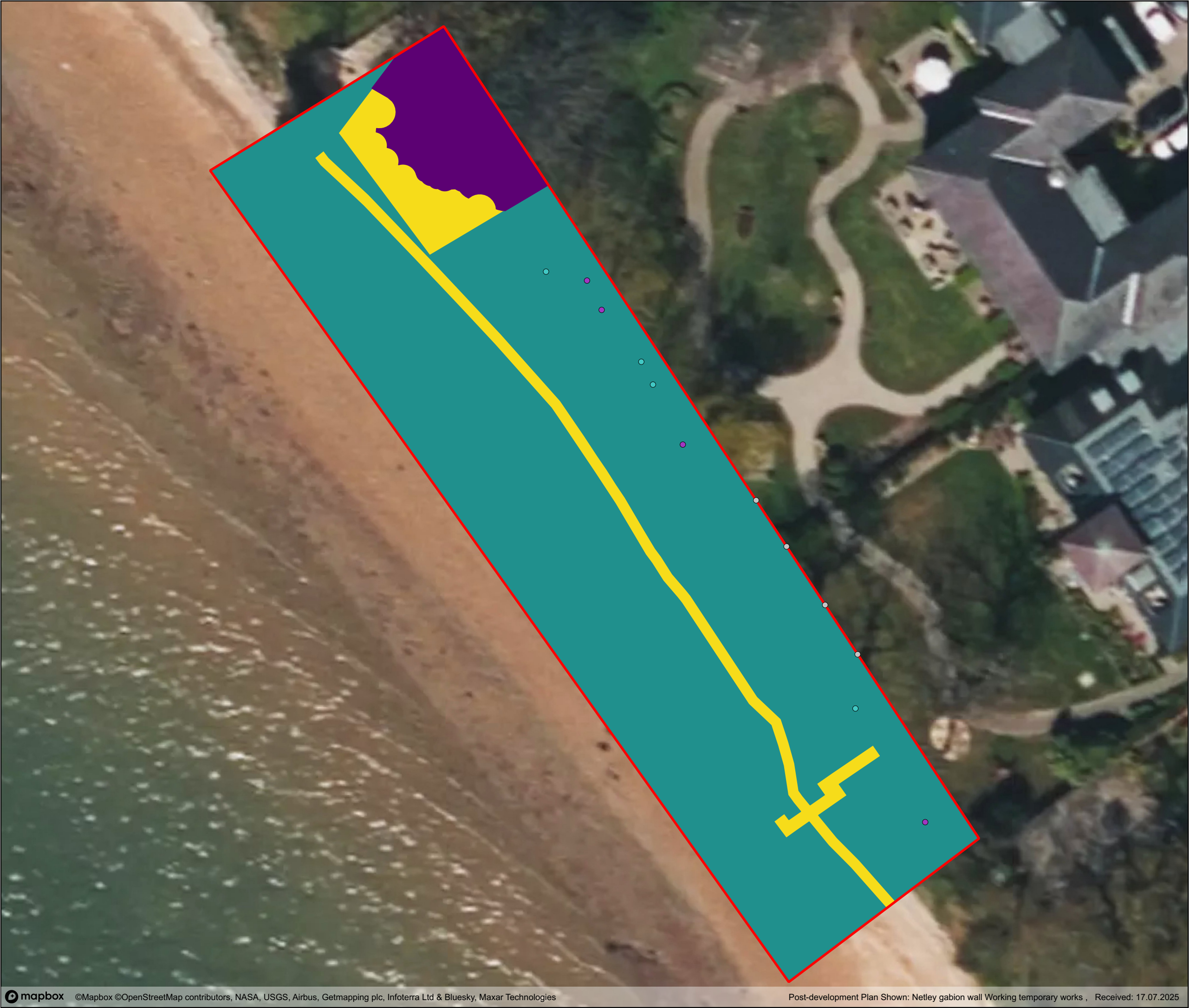
Prepared by: KM	Date: 230625
Last amended by: JP	Date: 310725



ECOSA
Ecological Survey & Assessment
A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

Map 5 Habitat Retention



NETLEY COURT CARE HOME,
VICTORIA ROAD, NETLEY,
SOUTHAMPTON, HAMPSHIRE

BIODIVERSITY NET GAIN ASSESSMENT

Map 5 - Habitat Retention

Client:	Hartwood Care
Date:	July 2025
Status:	Draft

KEY

Site Boundary

Habitats

Enhanced

Retained

Lost

Individual Trees

Created

Enhanced

Retained

Scale at A3 1:300
0 3 6 9 12 m



Prepared by: KM	Date: 230625
Last amended by: JP	Date: 310725

ECOSA

Ecological Survey & Assessment

A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

© This map is the copyright of Ecological Survey & Assessment Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

Map 6 Post-Development Habitats



**NETLEY COURT CARE HOME,
VICTORIA ROAD, NETLEY,
SOUTHAMPTON, HAMPSHIRE**

BIODIVERSITY NET GAIN ASSESSMENT

Map 6 - Post-development Habitats

Client:	Hartwood Care
Date:	August 2025
Status:	Draft

KEY

-  Site Boundary
- Habitats**
-  Developed land; sealed surface
-  Features of littoral rock
-  Gorse scrub
-  Other woodland; broadleaved
- Individual Trees**
-  Proposed Large Rural Tree
-  Proposed Medium Rural Tree
-  Proposed Small Rural Tree

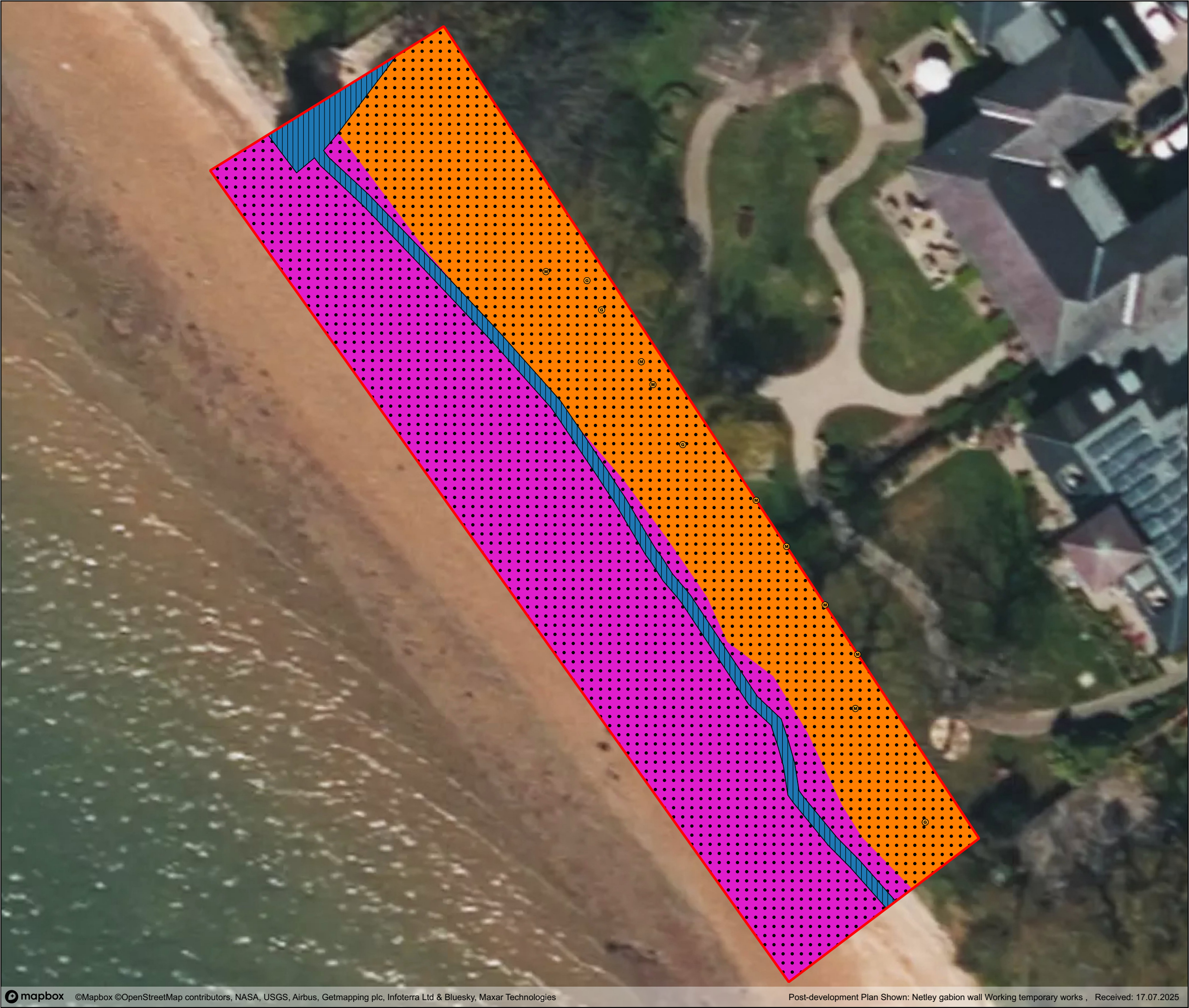


Prepared by: KM	Date: 230625
Last amended by: KM	Date: 060825

ECOSA
Ecological Survey & Assessment
A Trinity Consultants Company
ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

© This map is the copyright of Ecological Survey & Assessment Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

Map 7 Post-Development Condition and Distinctiveness



**NETLEY COURT CARE HOME,
VICTORIA ROAD, NETLEY,
SOUTHAMPTON, HAMPSHIRE**

BIODIVERSITY NET GAIN ASSESSMENT

Map 7 - Post-development Condition &
Distinctiveness

Client:	Hartwood Care
Date:	July 2025
Status:	Draft

KEY

Site Boundary

Condition

Habitats

Moderate

N/A - Other

Individual Trees

Good

Moderate

Distinctiveness

Habitats

High

Medium

V.Low

Individual Trees

Medium

Scale at A3 1:300

0 3 6 9 12 m

N

Prepared by: KM	Date: 230625
Last amended by: JP	Date: 310725

ECOSA

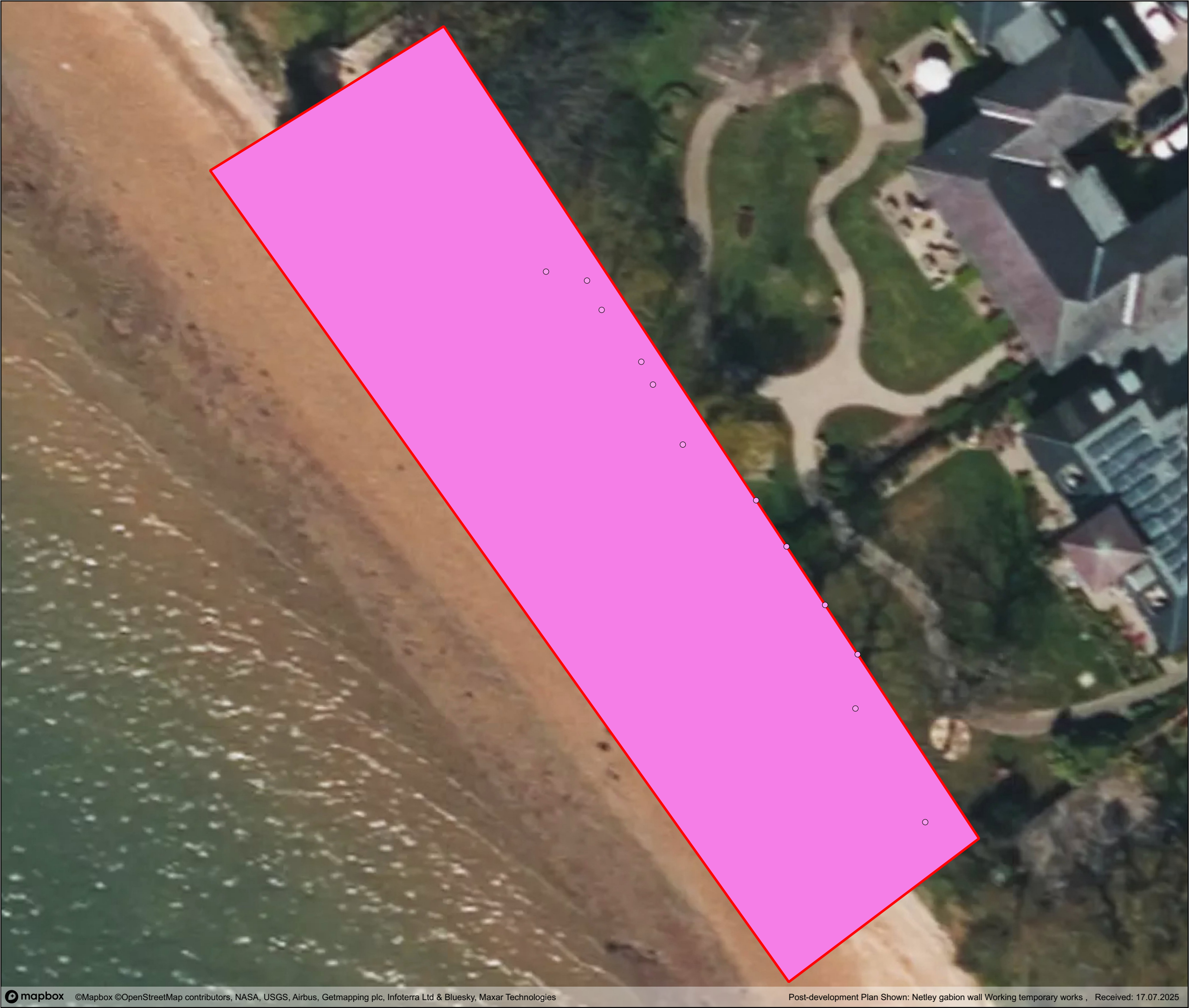
Ecological Survey & Assessment

A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

© This map is the copyright of Ecological Survey & Assessment Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

Map 8 Post-Development Strategic Significance



NETLEY COURT CARE HOME,
VICTORIA ROAD, NETLEY,
SOUTHAMPTON, HAMPSHIRE

BIODIVERSITY NET GAIN ASSESSMENT

Map 8 - Post-development Strategic
Significance

Client:	Hartwood Care
Date:	July 2025
Status:	Draft

KEY

- Site Boundary
- Habitats**
- Medium Strategic Significance
- Individual Trees**
- Medium Strategic Significance

Strategic Significance Definitions:

- High Strategic Significance**
An area or location formally identified in a local strategy.
- Medium Strategic Significance**
An area or location that is ecologically desirable but not in a local strategy.
- Low Strategic Significance**
An area or location that is not in a local strategy, or there is no local strategy.



Prepared by: KM	Date: 230625
Last amended by: JP	Date: 310725

ECOSA

Ecological Survey & Assessment

A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

Appendix 1 Site Proposals Plan

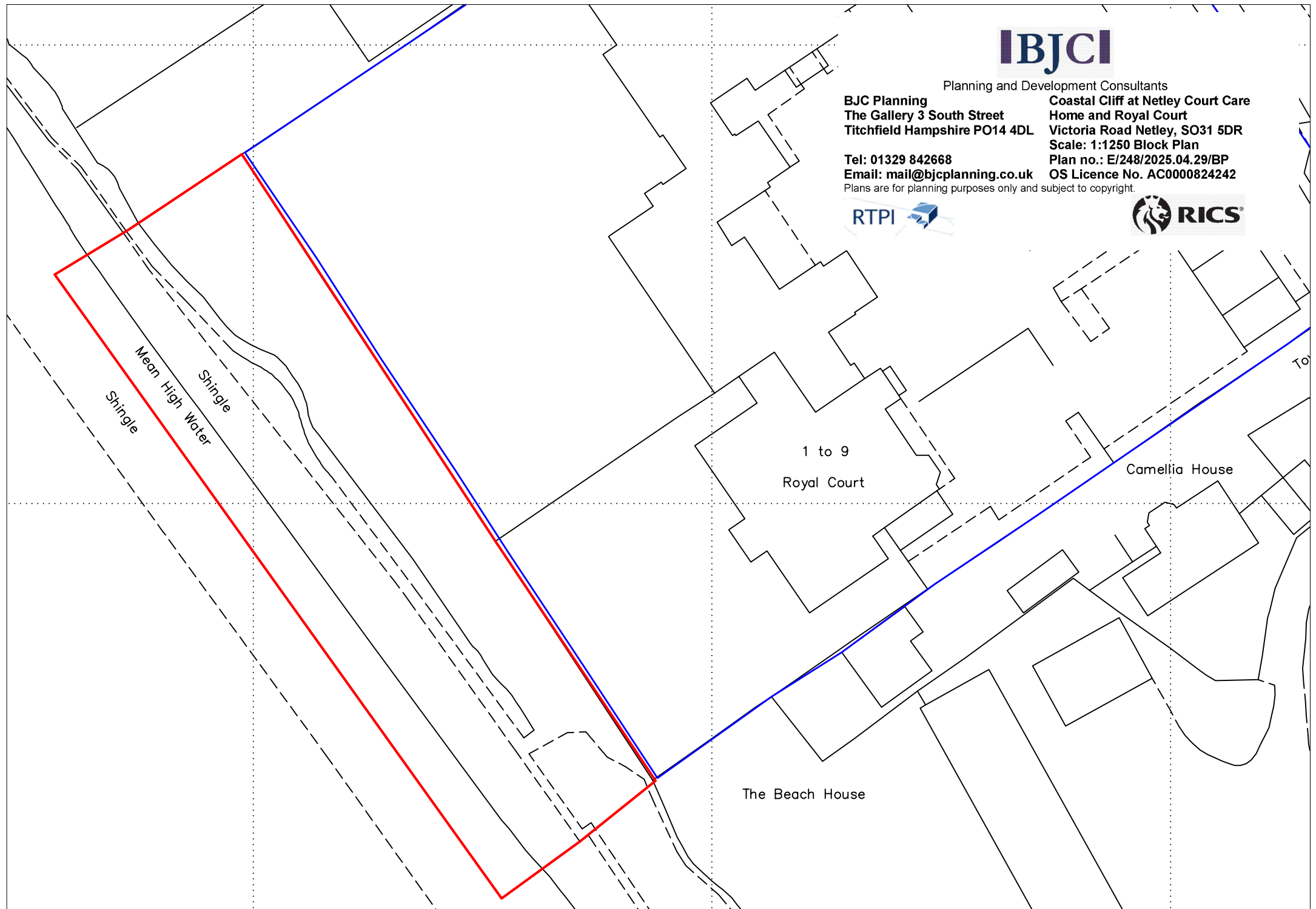


Planning and Development Consultants

BJC Planning
The Gallery 3 South Street
Titchfield Hampshire PO14 4DL

Tel: 01329 842668
Email: mail@bjcplanning.co.uk
Plans are for planning purposes only and subject to copyright.

Coastal Cliff at Netley Court Care
Home and Royal Court
Victoria Road Netley, SO31 5DR
Scale: 1:1250 Block Plan
Plan no.: E/248/2025.04.29/BP
OS Licence No. AC0000824242



Appendix 2 Biodiversity Net Gain Good Practice Principles for Development

Metric Rules

Table 3 provides evidence of compliance with the four metric rules (Paragraph 3.4.5).

Table 3: Evidence of Compliance with Metric Rules

Rule	Rule Detail	Evidence of Compliance
Rule 1	The trading rules of this biodiversity metric must be followed.	The metric calculation tool for this proposal confirms that all trading rules have been followed (ECOSA, 2025a). Habitats created have either been the same broad habitat type as those which have been lost or alternatively have been offset with a higher distinctiveness habitat.
Rule 2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.	The habitat types within the red line are just area Habitats. No other habitat types are present within the red line boundary. The metric calculation tool confirms the proposals will deliver at least 10% net gain in each habitat type (ECOSA, 2025a).
Rule 3	To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.	DEFRA Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024c) was used to undertake the calculation.
Rule 4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.	No deviation from the biodiversity metric methodology was considered necessary in this case.

The principles set out in **Table 4:** Biodiversity Net Gain Good Practice Principles for Development are taken from (CIEEM, 2016) and set out the best practice principles that projects should adhere to where designing Biodiversity Net Gain and sets out how the principle has been applied in the design of these proposals.

Table 4: Biodiversity Net Gain Good Practice Principles for Development

Principle	Descriptor	Proposal Design
Principle 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.	The habitats on site of higher distinctiveness have largely been avoided by the works. Where there is loss the habitats will be replaced with habitats of the same or higher distinctiveness once the development has been completed.
Principle 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.	All biodiversity loss in the scheme have been offset by gains elsewhere in the scheme.
Principle 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.	This report has been written to inform the planning process which will be available for review by local stakeholders.
Principle 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.	We have targeted habitats which are realistic and achievable based on the proposed long-term management of the site.
Principle 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.	A measurable net gain has been established through this document.
Principle 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	The scheme design has ensured the offset of losses of medium distinctiveness habitat such as gorse scrub and woodland. The scheme design will lead to the removal of invasive species currently present within the site and will improve the opportunities for a range of species to use the trees on site.

Principle	Descriptor	Proposal Design
	- 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	
Principle 7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e., do not deliver something that would occur anyway).	Enhancement of habitats on site will provide benefits to biodiversity on site which would not have otherwise occurred. Removal of invasive species on site will prevent further spread of this species through the site.
Principle 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	The delivery of an appropriate long-term management plan will secure the net gain legacy.
Principle 9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.	The habitat creation measures proposed have been located to not only provide biodiversity gains but also to provide a positive enhancement to both the sites landscape and biodiversity.

Principle	Descriptor	Proposal Design
Principle 10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.	The preparation of this report sets out transparently how biodiversity net gain has been designed and achieved at the site.

Appendix 3 Baseline Habitat Condition Assessment

Habitat Ref.	1	
Broad Habitat	Heathland and shrub	
Habitat Type	Gorse scrub	
	Indicator	Condition
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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	TRUE
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	FALSE
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA5) and species indicative of suboptimal condition make up less than 5% of ground cover.	FALSE
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	TRUE
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	TRUE
Total Score		3
All Essential Criteria Met?		N/a
Condition		MODERATE

Habitat Ref.	2				
Broad Habitat	Intertidal sediment				
Habitat Type	Features of littoral sediment				
	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
A	Coastal processes	Coastal processes are functioning naturally. No evidence of human physical modifications which are clearly impacting the habitat.	Artificial structures present e.g. groynes, that are impeding the natural movement of sediments or water, affecting up to 25% of the habitat.	Artificial structures present e.g. groynes, that are impeding the natural movement of sediments or water, affecting more than 25% of the habitat.	1
B	Presence and abundance of invasive non-native species	Not more than one invasive non-native species is 'Occasional' on the SACFOR scale or is occupying more than 1% of the habitat. No high-risk species indicative of suboptimal condition present.	No invasive non-native species are present above 'Frequent' on the SACFOR scale or they occupy between 1-10% of the habitat. No high-risk species indicative of suboptimal condition present.	One or more invasive non-native species are present at an 'Abundant' level on the SACFOR scale; they occupy more than 10% of the habitat; or a high-risk species indicative of suboptimal condition is present – GB Non-native Species Secretariat should be notified.	2
C	Water Quality	No visual evidence of pollution. There are no nuisance algal growths that are likely to be attributable to nutrient enrichment. Consider seasonality of survey timing.	Visual evidence of low to moderate levels of pollution. Elevated algal growth with increases in cover that may indicate nutrient enrichment. Consider seasonality of survey timing.	Visual evidence of high algal growth that is indicative of nutrient enrichment. Signs of eutrophication that would impede bird feeding. Consider seasonality of survey timing.	3
D	Non-natural structures and direct human impacts	No evidence of impacts from direct human activities, or they occupy <1% of the habitat area (for example, pontoons, moorings, boats, crab tiles, bait digging or anchoring scars).	Evidence of impacts from direct human activities occupies 1-10% of the habitat area (for example, pontoons, moorings, boats, crab tiles, bait digging or anchoring scars).	Evidence of impacts from direct human activities occupies >10% of the habitat area (for example, pontoons, moorings, boats, crab tiles, bait digging or anchoring scars).	1

E	Litter (when examining a beach strandline, mean high water line or intertidal rocky shore)	Following the Marine Conservation Society (MCS) beach litter survey method, the number of items of litter does not exceed 0.0036 m ⁻¹ min ⁻¹ person ⁻¹ , equivalent to up to 20 items per person per 100 m per hour.	Following the MCS beach litter survey method, the number of items of litter does not exceed 0.0078 m ⁻¹ min ⁻¹ person ⁻¹ , equivalent to between 21 and 47 items of litter per person per 100 m per hour.	Following the MCS beach litter survey method, the number of items of litter exceeds 0.0078 m ⁻¹ min ⁻¹ person ⁻¹ , equivalent to more than 47 items of litter per person per 100 m per hour.	1
Total Score					8
Condition					Moderate

Habitat Ref.	2
Broad Habitat	Urban (u)
Habitat Type	Developed land; sealed surface (c1c7)
This habitat type is given a default condition score of 0.	

Habitat Ref.	8				
Broad Habitat	Woodland and forest				
Habitat Type	Other woodland; broadleaved				
	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	1
B	Wild, domestic and feral herbivore damage	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
C	Invasive plant species	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.	1

D	Number of native tree species	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
E	Cover of native tree and shrub species	>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
F	Open space within woodland	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
G	Woodland regeneration	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
H	Tree health	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
I	Vegetation and ground flora	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 community at ground layer present.	1
J	Woodland vertical structure	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.	1
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
L	Amount of deadwood	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	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches	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,	1

		stumps, or an abundance of small cavities.	and or stems, stubs and stumps, or an abundance of small cavities.	stubs and stumps, or an abundance of small cavities.	
M	Woodland disturbance	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
Total Score					24
Condition					Poor

Habitat Ref.	4	
Broad Habitat	Individual trees	
Habitat Type	Rural trees	
	Indicator	Condition
A	The tree is a native species (or at least 70% within the block are native species).	TRUE
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	TRUE
C	The tree is mature (or more than 50% within the block are mature).	FALSE
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.	TRUE
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FALSE
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	TRUE
Total Score		4
All Essential Criteria Met?		Yes

	Condition	Moderate
--	-----------	----------

Appendix 4 Post-Development Enhanced Habitat Target Condition

Below is a summary of the proposed target condition of each condition indicator for each habitat type post-development. Where existing habitats will be retained, each indicator condition is colour coded.

- **Green** = Condition improves,
- **Amber** = Condition remains the same as pre-development; and
- **Red** = Condition deteriorates.

This colour system is not applied to newly created habitats.

Habitat Ref.	8				
Broad Habitat	Woodland and forest				
Habitat Type	Lowland mixed deciduous woodland				
	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	1
B	Wild, domestic and feral herbivore damage	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
C	Invasive plant species	No invasive species present in woodland.	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
D	Number of native tree species	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
E	Cover of native tree and shrub species	>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
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space.	3

		Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.		But if woodland <10ha has <10% temporary open space, please see Good category.	
G	Woodland regeneration	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
H	Tree health	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
I	Vegetation and ground flora	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 community at ground layer present.	1
J	Woodland vertical structure	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.	1
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
L	Amount of deadwood	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
M	Woodland disturbance	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

Total Score	26
Condition	Moderate

Habitat Ref.	4	
Broad Habitat	Individual trees	
Habitat Type	Rural trees	
	Indicator	Condition
A	The tree is a native species (or at least 70% within the block are native species).	TRUE
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	TRUE
C	The tree is mature (or more than 50% within the block are mature).	FALSE
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.	TRUE
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	TRUE
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	TRUE
Total Score		5
All Essential Criteria Met?		Yes
Condition		Good

Appendix 5 Post-Development Created Habitat Target Condition

Habitat Ref.	1	
Broad Habitat	Heathland and shrub	
Habitat Type	Mixed scrub	
Description	A small amount of new scrub will be reestablished to replace any lost scrub, this will allow the existing gorse scrub to regrow within areas in which it was cleared.	
	Indicator	Condition
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, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	TRUE
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	FALSE
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA5) and species indicative of suboptimal condition make up less than 5% of ground cover.	FALSE
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	TRUE
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	TRUE
Total Score		3
All Essential Criteria Met?		N/a
Condition		MODERATE

Habitat Ref.	2
Broad Habitat	Urban (u)
Habitat Type	Developed land; sealed surface (c1c7)
Description	This will consist of the new retaining wall to be constructed.
This habitat type is given a default condition score of 0.	

Habitat Ref.	8				
Broad Habitat	Woodland and forest				
Habitat Type	Other woodland; broadleaved				
Description	Where trees are removed to allow for the establishment of the retaining wall, new woodland will be allowed to reestablish with planting. With the removal of invasive species as part of enhancement of the wider woodland the reestablished woodland will have a better condition than the original.				
	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	1
B	Wild, domestic and feral herbivore damage	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
C	Invasive plant species	No invasive species present in woodland.	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
D	Number of native tree species	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
E	Cover of native tree and shrub species	>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
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland	3

		is <10ha, in which case 0 - 20% temporary open space is permitted.		<10ha has <10% temporary open space, please see Good category.	
G	Woodland regeneration	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
H	Tree health	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
I	Vegetation and ground flora	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 community at ground layer present.	1
J	Woodland vertical structure	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.	1
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
L	Amount of deadwood	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
M	Woodland disturbance	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
Total Score					24

	Condition	Poor
--	------------------	-------------

Habitat Ref.	4	
Broad Habitat	Individual trees	
Habitat Type	Rural trees	
Description	Four new trees will be planted along the top of the slope adjacent to the care home. These trees will be saplings so will not be mature at time of planting.	
	Indicator	Condition
A	The tree is a native species (or at least 70% within the block are native species).	TRUE
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	TRUE
C	The tree is mature (or more than 50% within the block are mature).	FALSE
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.	TRUE
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FALSE
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	TRUE
Total Score		4
All Essential Criteria Met?		Yes
Condition		Moderate