Upper Acre, One Horton Heath

Biodiversity Net Gain (BNG) Report

Final

1791/Version 5.0

Client: Eastleigh Borough Council (One Horton Heath Team)

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NON-TECHNICAL SUMMARY

Purpose of the Report	To provide the results of a Statutory Biodiversity Net Gain (BNG) Metric conducted at the Upper Acre Site, One Horton Heath (OHH), to inform the masterplanning of the development and the requirement for further habitat compensation and/or enhancement measures.
Summary of Proposed Development	Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 424 dwellings within Phase 10 (The Upper Acre), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions: • Condition 16 (Arb Assessment) • Condition 25 (Refuse) • Condition 31 (Higher Access Standards) • Condition 45 (Noise Assessments) • Condition 58 (Flood Mitigation) • Condition 59 (Foul Drainage) • Condition 61 (SUDs) • Condition 64 (EMMP) • Condition 67 (Landscaping) • Condition 71 (BNG) • Condition 76 (Nutrient Neutrality) The Outline site wide OPP planning application was submitted before BNG became a statutory requirement. Therefore, each Reserved Matters (RM) development parcel planning application has a target of providing a BNG and not the now mandatory 10% BNG. The BNG losses in each parcel will be offset by the Green Infrastructure (GI) BNG units gained from enhancement of the GI parcels (north, central and south GI). Each RM development BNG will be tracked within an overall OPA BNG tracker to monitor the BNG gain/loss.
Surveys Undertaken	An extended UKHab survey and BNG condition assessments were conducted of all areas within the red line planning boundary at the Site to provide a habitat baseline on 29 September 2025.
Summary of Results	The development currently results in a -4.34 unit habitat BNG, a -15.92% habitat BNG. The Trading Rules are not met. The development will result in a 4.19 unit hedgerow BNG, a 71.49% hedgerow BNG. The Trading Rules are met. The development will result in a 1.31 unit loss in watercourse habitat, a loss of 67.88% watercourse BNG. The Trading Rules are not met.
Conclusions	576No. individual small trees have been included within the BNG post-development calculations. The Trading Rules are not met due to a loss in -4.09 units of low distinctiveness modified grassland habitat. 1.31 watercourse units are required to make a BNG. A Cartographer assessment of the bank works could be conducted to asses whether this will improve the condition of the watercourse to provide some on-site compensation for the Site. There is a significant BNG for hedgerow habitats and the Trading Rules are met. The hedgerow units can be used to offset losses in other RMAs within the wider OPP Site.
Compensation	To meet the Trading Rules for habitats and provide a BNG, 4.34 habitat units are required and 1.31 watercourse units are required. Due to the loss in habitat units being of low distinctiveness, any habitat of low distinctiveness or higher can be used to compensate. Compensation units for habitats and watercourses will be provided within the GI parcels and/or within off-site land under the control of the applicant and will be recorded within the OPA site wide BNG Tracker.
Enhancement	There is no current enhancement of habitats within the Site. The enhancement to reach a BNG will

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	be offset by the GI parcels and/or within off-site land under the control of the applicant and will be recorded within the OPA site wide BNG Tracker. Hedgerows H1 and H2 will be enhanced to good condition and H2 will be enhanced to species rich native hedgerow. The watercourse will be enhanced with removal of scrub, planting marginal and aquatic vegetation, however this has not been assessed in Cartographer to determine whether the work would enhance the watercourse by one condition.
Data Valid Until	September 2026

Local Planning Authority BNG Statement	
Do you believe that, if the development is granted planning permission, the BNG Condition (as set out in pg 13 of Schedule 7A of the T&CPA 1990) would apply?	No – the application is a Reserved Matters Application and is therefore exempt from BNG.
The date of the pre-development biodiversity value of onsite habitat(s) has been calculated and the reason that it is a date earlier than the planning application submission date	29 September 2025. This is the date of the UKHab and BNG condition assessment survey which must occur in advance of the planning submission to inform the development layout.
The pre-development biodiversity value of onsite habitats on this date	25.66 habitat baseline Units 5.85 hedgerow baseline Units 1.90 watercourse Units
Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date specified in 1. Either: • On or after 30 January 2020 which were not in accordance with a planning permission; or • On or after 25 August 2023 which were in accordance with a planning permission	Yes
If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity on this date; and any supporting evidence (or reference to relevant document containing these details).	Soil works have occurred at the Site, and the 2020 habitat condition data has been used to inform habitats, where they have become degraded.
Publication date of the biodiversity metric tool used to calculate the biodiversity value	Statutory Biodiversity Metric V1.0.4
Does the application site have irreplaceable habitats	No
If yes, please provide a description of these habitats or reference to relevant documents	N/A
Confirm that application includes the following: i) Completed Biodiversity Metric Tool ii) Baseline and Post-Development Habitat Plans iii) If applicable; plans showing irreplaceable habitats on site	Yes, Statutory Biodiversity Metric Tool submitted separately, and results summarised in this report with the plans included (Figures 2 and 3).
Area there Protected and priority species on Site	Dormouse, slow worm, high value commuting and foraging habitat for bats.
Designated sites, important habitats or other biodiversity features	A watercourse through the Site.
Features of geological conservation importance	No

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1 INTRODUCTION

1.1 BACKGROUND

Eastleigh Borough Council (One Horton Heath Team) commissioned Johns Associates Ltd to undertake a Statutory Biodiversity Net Gain (BNG) Metric assessment of the proposed development site at Upper Acre, One Horton Heath (OHH), in support of a Reserved Matters Application (RMA) for the site. The development was included within the Outline Planning Permission (OPP) for the site wide OHH OPP application (O/20/89498).

The site is located at post code SO50 7FD (central Ordnance Survey (OS) grid reference SU 4903 1660) and is hereafter referred to as the 'Site'. Figure 1 provides the Site location plan. The Site currently consists of modified grassland, other neutral grassland and hedgerows.

1.2 SUMMARY OF PROPOSALS

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 424 dwellings within Phase 10 (The Upper Acre), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions:

- Condition 16 (Arb Assessment)
- Condition 25 (Refuse)
- Condition 31 (Higher Access Standards)
- Condition 45 (Noise Assessments)
- Condition 58 (Flood Mitigation)
- Condition 59 (Foul Drainage)
- Condition 61 (SUDs)
- Condition 64 (EMMP)
- Condition 67 (Landscaping)
- Condition 71 (BNG)
- Condition 76 (Nutrient Neutrality)

1.3 PURPOSE OF THIS REPORT

The purpose of this report is to provide the results of a Statutory BNG assessment for the Upper Acre RM Site which is required under Planning Condition 71 (BNG) of the OPP. The OPP OHH application was submitted prior to the delivery of 10% BNG becoming mandatory for most developments on the 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and therefore the aim is for the OPP OHH site wide development to reach an overall BNG.

The BNG gain/loss for each RM development application will be recorded in an overall OPP BNG Tracker and offset with the BNG Gain from enhancement of the north, central and southern Green Infrastructure (GI) parcels within the Site and if required within off-site land outside of the red line boundary of the OPP but within the applicant's control.

The post-development landscape and ecological plans produced by Hyland Edgar Driver Landscape Architects & Urban Designers have informed the post-development BNG calculations. The plans were designed with ecological advice and through consultation with the landscape team and Eastleigh Borough Council One Horton Heath Team

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to avoid habitats of higher distinctiveness and to maximise the achievable BNG whilst strengthening green infrastructure in the local area.

1.4 PERSONNEL

The UKHab survey, BNG Condition Assessments, BNG calculations and production of this report were undertaken by Tessa Pepler BSc (Hons) MSc MCIEEM, a Principal Ecologist at Johns Associates who has worked as an ecological consultant since 2005. Tessa has a BSc (Hons) in Environmental Studies and an MSc in Ecology and Management of the Natural Environment. Tessa is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and holds a Natural England Class 1 survey licence for bats (2019-40584-CLS-CLS-1), great crested newt (2015-18828-CLS-CLS), and dormice (2016-20745-CLS-CLS). Tessa is competent in botanical identification and is certified FISC Level 3.

1.5 STATUTORY BIODIVERSITY METRIC

The Statutory Biodiversity Metric uses habitat as a proxy for overall biodiversity within different habitat types. Habitats are assigned a value based on their intrinsic biodiversity value or 'distinctiveness', which is predefined for each habitat within the metric. This value is then multiplied based on the size, condition, and geographical location of the habitat in order to ascertain its absolute value in 'biodiversity units'. Separate calculations are used within the metric for area-based habitats, linear habitats (such as hedgerows) and watercourses (including ditches and streams). These units are non-transferable and must therefore be considered individually for each project or development. Hereafter they will be referred to as "habitat units", "hedgerow units" and "river units" respectively. Collectively, they will be referred to as "biodiversity units".

Natural England provides a Calculation Tool with all calculations built in to aid in the assessment process. This report should be read in conjunction with the Calculation Tool provided for the assessment of this Site.

Underlying this assessment process are a key set of principles which explain the intended use of the Metric. They are as follows:

- Principle 1 – The metric assessment should be completed by a competent person.
- Principle 2 – The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
- Principle 3 – This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
- Principle 4 – This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- Principle 5 – Biodiversity units are a proxy for biodiversity and should be treated as relative values.
- Principle 6 – This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- Principle 7 – Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
- Principle 8 – Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- Principle 9 – This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:
    - Maintain habitat extent - supporting more, bigger, better and more joined up ecological networks;

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- Ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

During the process of undertaking a biodiversity net gain assessment using the Statutory Biodiversity Metric, the following rules must be followed to ensure its proper use:

- Rule 1 – The trading rules of this biodiversity metric must be followed.
- Rule 2 – Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver a net gain applies to each type of unit.
- Rule 3 – To accurately apply the biodiversity metric formula, you must use the 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 – In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

1.5.1 Significant On-Site Enhancements

A significant on-site enhancement occurs where habitat enhancement has contributed significantly to the proposed development's BNG, relative to the biodiversity value before development. This varies with the scale of the development but usually include the following:

- Habitats of medium or higher distinctiveness in the biodiversity metric.
- Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development.
- Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development.
- Areas of habitat creation or enhancement which are significant in area relative to the size of the development.
- Enhancements to habitat condition, for example from poor or moderate to good.

Where there are significant enhancements, they must be secured with a legal agreement (planning obligation or conservation covenant) or planning condition for 30 years in the same way as off-site gains e.g. a Habitat Management and Monitoring Plan (HMMP). Local Planning Authorities (LPAs) will consider the most appropriate mechanism. The above mechanisms can also be applied by the LPA for plans that are not 'significant enhancements' where they contribute to locally important species or ecological networks.

1.5.2 Non-Significant Enhancements

A non-significant enhancement are habitat enhancements whose loss will not significantly decrease the biodiversity value for example private gardens or container planting. These enhancements do not normally require maintenance provisions e.g. an HMMP, legal agreement or commitment to maintain them for 30 years.

1.6 LEGISLATION AND POLICY

The legislation and national and local planning policies which are relevant to this assessment are provided in Appendix A to this report.

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Figure 1: Site Location Red Line Boundary Plan and Context of Site

JOHNS ASSOCIATES

Site Boundary

CLIENT Eastleigh Borough Council

PROJECT Upper Acre, OHH - EcIA, BNG & P2 Surveys

TITLE Site Location Plan

SCALE @ A3	CREATED BY	CHECKED BY
1:3,500	AE	KN
REFERENCE	**REVISION**	**DATE ISSUED**
1793-001		3/10/2025

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2 METHODOLOGY

2.1 HABITAT CLASSIFICATION AND CONDITION ASSESSMENT

2.1.1 UKHab Survey

A UKHab survey and Statutory BNG Condition Assessment of the Site was undertaken on 29 September 2025 by experienced ecologist Tessa Pepler BSc (Hons) MSc MCIEEM from Johns Associates Ltd. The weather was dry and sunny with good visibility. This survey was completed in accordance with the UK Habitat Classification (UKHab) v2.0 (2023) Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS 42020:2013 Biodiversity - Code of practice for planning and development (British Standards Institute, 2013).

Each habitat parcel is assessed on its condition via a series of relevant criteria as per the Statutory Biodiversity Metric User Guide (Defra July 2024). Information recorded including species abundance, presence of non-native species, undesirable species, management, habitat structure, human impacts and age of habitats were recorded using the Statutory Biodiversity Metric Condition Assessments in the field which are appended to this report.

The on-Site and off-Site (where accessible) habitats were classified following the UK Habitat Classification (UKHab) Version 2.0 (2023) guidelines, which provides a more detailed interpretation of baseline habitat survey data than previous habitat classifications systems, such as Phase 1 Habitat Assessments. The professional edition of UKHab"UK Habitat Classification – Professional Edition1" (UKHab-P) was used which includes Priority Habitat Types, all Annex 1 Habitats and the habitats listed in EUNIS.

The classification of primary habitats is hierarchical with five levels with a list of Secondary Codes; the latter is sub- divided into Essential codes and Additional codes. It is mandator that each recorded habitat parcel is allocated single primary Habitat Code and to record the presence of all Essential Secondary Code features associated with that habitat parcel. Additional Secondary Codes can also be associated with habitat parcels, where it is relevant to the whole parcel. Up to six Secondary Codes can be allocated to a single habitat.

UKHab v2.0 has a total of 268 Secondary Codes, sub-divided into 15 major groupings. Secondary codes are added to habitat parcels to:

- Confirm the identity of habitat mosaic and complexes.
- Add information about habitat origin and modifications.
- Add information on environmental context, management and land use in a consistent manner.

Essential Secondary Codes are identified as 2-digit numbers (10 – 90). Additional Secondary Codes (100 – 853) are 3-digit numbers and cover features including land management, land use (incorporating green infrastructure), environmental qualifiers, species features and hydrological regime descriptors. The UK Habitat Classification v2.0 Secondary Code Groupings are provided in Table 1.

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Table 1: The UK Habitat Classification v2.0 Secondary Code Groupings

UKHab v2.0 Secondary Code Grouping	Description	UKHab v2.0 Codes
Secondary Essentials – Grasslands and Heathland	Habitat mosaic types and complexes that occur in the grassland, heathlands, hedgerows and scrub habitat	10 – 19
Secondary Essentials – Woodlands and Trees	Habitat complexes, origins and mosaic types that principally occur in woods associated with trees	25 – 34
Secondary Essentials – Freshwater	Habitat complexes and origins that principally occur in freshwater habitats	40 – 51
Secondary Essentials – Wetlands	Habitat complexes and environmental qualifiers that principally occur in wetlands	55 – 57
Secondary Essentials – All habitats	Habitat descriptors that can occur on any habitat	60 – 63
Secondary Essentials – Coast	Habitat complexes that principally occur on the coast	70 – 77
Secondary Essentials – Built environment	Habitat complexes, mosaics, land uses and green infrastructure principally associated with the built environment	80 – 90
Additional Secondary Codes – Grasslands and Heathlands	Habitat management, land use, environmental qualifier and species features principally associated with grassland, heathlands, hedgerows and scrub habitat	100 – 131
Additional Secondary Codes – Woodlands and Trees	Habitat management, land use, environmental qualifiers and species features principally associated with woods and trees	200 – 217
Additional Secondary Codes – Freshwater	Habitat management, land use, environmental qualifiers and species features principally associated with freshwater habitats	300 – 323
Additional Secondary Codes – Wetlands	Hydrological regime, habitat management and species features principally associated with wetlands	400 – 425
Additional Secondary Codes – All habitats	Additional habitat descriptors that can occur on any habitat	500 – 532
Additional Secondary Codes – Farming	Habitat management and land uses principally associated with farmlands	600 – 618
Additional Secondary Codes – Coast	Land use and environmental qualifiers principally associated with coastal areas	700 – 703
Additional Secondary Codes – Built environment	Land use and green infrastructure descriptors principally associated with the built environment	800 – 853

Where appropriate, maps were supplemented with target notes which provided specific information on habitats present that were too limited in extent to map at the scale at which data is presented, or the presence of species and habitats of ecological interest.

An annotated habitat map together with descriptions of the recorded habitat types was produced, which was subsequently digitised using a geographical information system (ArcGIS). The survey also included identification of any non-native invasive plant species. Flora taxonomy follows the nomenclature detailed in New Flora of the British Isles (4th Edition) (Stace C., 2019). Flora, where appropriate, are given a descriptive score of abundance using the DAFOR scale, as follows:

- D – Dominant

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- A – Abundant
- F – Frequent
- O – Occasional
- R – Rare
- L – Locally (to be used as a prefix for any of the above)
- V – Very (to be used as a prefix for any of the above)

2.1.2 Individual Trees

Individual tree is a broad habitat type which is used to record:

- Individual urban/rural trees
- Lines of trees
- Blocks/groups of trees found within the perimeter of urban land.
- Includes ancient and veteran trees

Individual trees are classified as either 'urban' or 'rural' trees. Classification is carried out after considering the degree of urbanisation of the habitats around the tree and the overall best fit for the location.

Recording individual trees at baseline is based on their diameter at breast height (DBH). The biodiversity metric uses set values to represent the areas of individual trees as displayed in Table 2. The number of individual trees are then input into the tree helper tool embedded within the statutory metric to generate area values to input into the metric spread sheet.

At baseline, a small size class tree is considered to have a minimum DBH of 7.5 cm. All trees under this DBH are considered saplings and are therefore excluded from individual tree assessments. Sapling trees are covered under secondary coding.

In post development calculations, all trees planted with a DBH less than 7.5 cm are classified as 'small'.

Table 2: Tree Size Classes and Area Equivalents, Taken from the Statutory Biodiversity Metric: User Guide

Size Class	Diameter at Breast Height (cm)	Biodiversity Metric Area Equivalent (ha)
Small	Greater than 7.5 cm and less than or equal to 30cm	0.0041
Medium	Greater than 30 cm and less than or equal to 60cm	0.0163
Large	Greater than 60 cm and less than or equal to 90 cm	0.0366
Very Large	Greater than 90 cm	0.0765

2.1.3 ArcGIS Symbology

At the time of production, a complete symbology for all habitats in the UK Habitat Classification Professional Edition (UKHab-P) was not available. The UK Habitat Classification Basic Edition (UKHab-B) symbology has therefore been used, and where necessary to add in habitats not included in UKHab-B we have designed our own hatching system within the Level 2 colours for those habitats – following the guidance provided in the UK Habitat Classification Basic Edition: Suggested Symbology for Maps document (UKHab, 2020).

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2.1.4 Minimum Mapping Units

UKHab guidance indicated that UKHab has 3 Minimal Mapping Units (MMU's): ·

- 25 m^2 and 5 m length for urban and small-scale development projects, fine scale mapping of designated sites
- 400 m^2 and 20 m length for landscape scale surveys
- 2500 m^2 for larger unenclosed upland habitats.

Large scale, simple habitats or feasibility surveys should use a larger MMU. For this project, given the size of the site and the scale of the map the 25 m^2 and 5 m length MMU has been applied. This will allow all habitats to be clearly visible on the map whilst enabling enough fine detail to remain to clearly show all habitats present.

2.1.5 Strategic Significance

As part of the BNG assessment, habitats are afforded different levels of strategic significance, which describes the local significance of the habitat based on its location and the habitat type. Habitats were assigned a strategic significance value using the of Eastleigh Borough Council (EBC) Council published Local Nature Recovery Strategy. The strategic significance is assigned as being high or low. 'High' strategic value is assigned to network opportunity areas identified within the LNRS and 'low' is assigned to all habitats not identified in the strategy.

2.1.6 Distinctiveness

For the purpose of the metric assessment, distinctiveness refers to the relative scarcity of the habitat and its importance for nature conservation. The actual values assigned to each habitat type used in the metric are given in the Technical Supplement. These are automatically applied by the calculator tool based on the habitat type.

2.1.7 Mitigation Hierarchy

Projects should first seek to avoid and minimise effects upon biodiversity, compensation must be justified and as a last resort. Projects should also achieve gains in biodiversity at every stage of the mitigation hierarchy. Avoidance of biodiversity loss should be priority which enables biodiversity gain simpler and more cost-efficient than if biodiversity losses occur. Table 3 provides the application of the mitigation hierarchy in accordance with the BNG Good practice Principles for Development, A Practical Guide, produced by CIEEM, IEMA and Ciria, Baker *et al* 2019.

Table 3: Applying the Mitigation Hierarchy (Biodiversity Net Gain: Good Practice Principles for Development' (Baker et al., 2019)).

Stage	In Practice
1. Avoidance	This first stage is to avoid harm to biodiversity, for example by locating to an alternative site. It is the most important stage and can ease the consent process, whereas missing this stage can lead to criticism, objections and refusal of permission for the development.
2. Minimisation	If avoiding all adverse effects is not possible, action is taken to minimise these effects, such as those in the CIEEM EcIA guidelines (CIEEM, 2018), which include timing works to avoid sensitive periods.
3. Compensation	Addressing residual adverse effects is the final stage, only considered after all possibility for avoiding and minimising the effects have been implemented. Compensation does not prevent the effects, rather it involves measures to make up for residual effects that cannot be prevented. Offsetting is a form of compensation that trades losses of biodiversity in one location with measurable gains in another – biodiversity offsets have a formal requirement for measurable outcomes. Offsetting losses of biodiversity with gains elsewhere can be within or outside of the development footprint.

2.2 LIMITATIONS, CONSTRAINTS AND ASSUMPTIONS

The findings of this report are valid at the time of survey. Should there be delays to the project timetable and/or implementation of the proposed development, updated desk study and/or site survey work may be required. In this

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instance, advice should be sought to ensure the data, recommendations and conclusions set out in this report remain valid.

No limitations or constraints with regard to the field survey or desk study were encountered and therefore the BNG calculations are considered valid.

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3 BIODIVERSITY NET GAIN

3.1 STRATEGIC SIGNIFICANCE

The majority of the Upper Acre Site is located outside of strategic locations identified within or adjacent to strategic areas of ecological value within the Ecological Network Map and is of 'low' strategic significance.

Parcel 1 and the 4b sub-reach of the watercourse are included in the LNRS and is therefore assigned a high strategic significance post-development where enhancement has occurred. The remaining habitats within the Site are assigned a low strategic significance. Following the BNG guidelines, where medium/high strategic habitats are to be enhanced, they are input as 'low' in the baseline and 'medium' in the post development calculations to capture the benefit of enhancing strategically significant habitats.

3.2 EXISTING UKHAB BASELINE HABITAT FINDINGS

Please see the EcIA Report Section 4.2 for the full baseline habitats description and the EcIA Appendix B for the MoRPH survey report. The Existing UKHab Plan (Figure 2) and the baseline BNG habitat condition sheets (Appendix C) should be referred to throughout this section. No Schedule 9 non-native invasive species were encountered during the survey.

3.3 EXISTING BNG BASELINE HABITATS

The Statutory BNG Metric Assessment spreadsheet is submitted separately to this report and should be referred to for the areas of habitats and the baseline BNG unit values.

3.3.1 Habitat Distinctiveness

Overall, the majority of the habitats within the Site boundary are of low to medium distinctiveness and this has been quantified from the Statutory Metric trading summary for each habitat type (Table 4). The wider Site has scope to provide biodiversity net gain to offset the loss in the on-site habitats.

Following the mitigation hierarchy, areas of higher distinctiveness value should be preferentially retained and development avoided within those areas to ensure that a high loss is BNG does not occur. Looking at the distinctiveness of each habitat, it is possible to highlight areas for potential habitat creation and enhancement. Habitats of low distinctiveness are suitable for the creation of higher value habitat or improved in terms of their overall habitat condition through the design and implementation of new and appropriate management strategies.

Table 4: Existing Habitat Type Distinctiveness

Habitat Type	Distinctiveness	Trading Rule
Habitats		
Modified grassland	Low	Same distinctiveness or better habitat required
Other neutral grassland	Medium	Same broad habitat or a higher distinctiveness habitat required
Rural Tree		
Hedgerows		
Native hedgerow	Low	Same distinctiveness or better habitat required
Species rich native hedgerow	Medium	
Watercourses		
Other rivers and streams	High	Same habitat required

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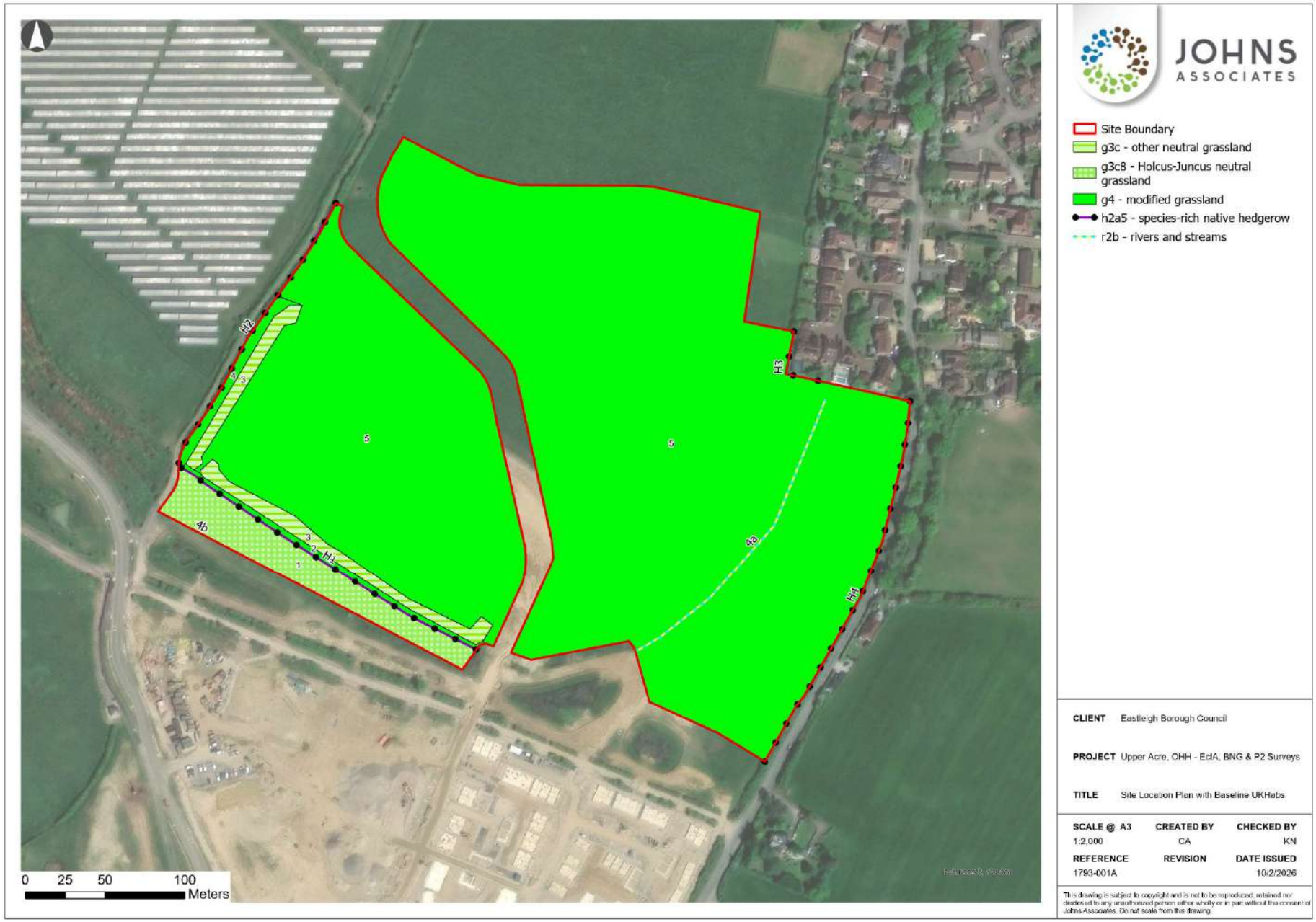
Figure 2: Baseline UKHab Habitat Plan



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3.4 POST-DEVELOPMENT

3.4.1 On-Site Habitats

The post-development proposals for the Site comprise a residential development with associated roads, car parking and gardens. Buffers of greenspace are provided along the hedgerows and boundary habitats which comprise other neutral grassland in moderate condition, mixed scrub an individual tree planting. There will be a total of 576No. individual urban trees planted along roads and within public areas within the Site. Aquatic marginal vegetation will be planted along the stream to enhance it. This area is shown as f2d on the UKHab plan, however it is input into the Metric as watercourse footprint so that scenarios can be input into Cartographer software, should future works to enhance the watercourse be considered.

Hedgerows H1 and H2 will be enhanced; H1 from poor to good condition and H2 from good condition species poor to species rich good condition. New non-native hedgerows will be created in public areas within the development, and a new species rich native hedgerow will be created in the northeastern corner of the Site.

Marginal aquatic vegetation will be planted along the stream banks and a larger buffer will be created in some sections. One section will be culverted which will result in 16 m loss in stream habitat. The reduction in encroachment from around 4.5 m in the baseline from agricultural use of the land restored in the buffer provides some compensation to offset the loss from the culvert, however there is a BNG loss. Table 4 provides the % of encroachment within each encroachment band, encroachment has been classed as any urban UKHab code.

Table 4: % of Encroachment of Banks of Watercourse Post Development

Riparian Zone Encroachment Band for a Bank	Definition	Left Bank Post Development Encroachment %	Right Bank Post Development Encroachment %
4a			
No encroachment	No encroachment within 10 metres of bank top	N/A	N/A
Minor	Any encroachment 8 to 10 metres from the bank top (covering up to 100% of area); or where the footprint of encroachment occupies 0- 10% of the riparian zone area 4 to 10 metres from bank top.	8.12% in 8-10 m 21.03% in 4-10 m	8.9% in 8-10 m 26.6% in 4-10 m
Moderate	Where the footprint of encroachment occupies between 10% to 25% of the riparian zone area 4 to 10 metres from the bank top.	21.03% in 4-10 m	26.6% in 4-10 m
Major	**Any encroachment 0 to 4 metres from the bank top; or Where encroachment occupies greater than 25% of the total riparian zone area 4 to 10 metres from the bank top.**	**2.6% - encroachment within 0-4 m so this band is used.**	**3.7% - encroachment within 0-4 m so this band is used.**
4b			
No encroachment	No encroachment within 10 metres of bank top	0%	0%
Minor	Any encroachment 8 to 10 metres from the bank top	0%	4.44% - so this band is used.

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	(covering up to 100% of area); or where the footprint of encroachment occupies 0- 10% of the riparian zone area 4 to 10 metres from bank top.		
Moderate	Where the footprint of encroachment occupies between 10% to 25% of the riparian zone area 4 to 10 metres from the bank top.	0%	5.37% which is <10% so this encroachment band is scoped out.
Major	Any encroachment 0 to 4 metres from the bank top; or Where encroachment occupies greater than 25% of the total riparian zone area 4 to 10 metres from the bank top.	0%	0%

Figure 3 provides the Post-Development UKHab Habitat Plan. Condition assessments for the proposed post-development habitats are provided in Appendix D. The following calculations have been based on the Landscape and Ecological Strategy Plan, Drawing Reference 1560-HED-XX-ZZ-DR-L-0101 produced by Hyland Edgar Driver Landscape Architects and Urban Designers.

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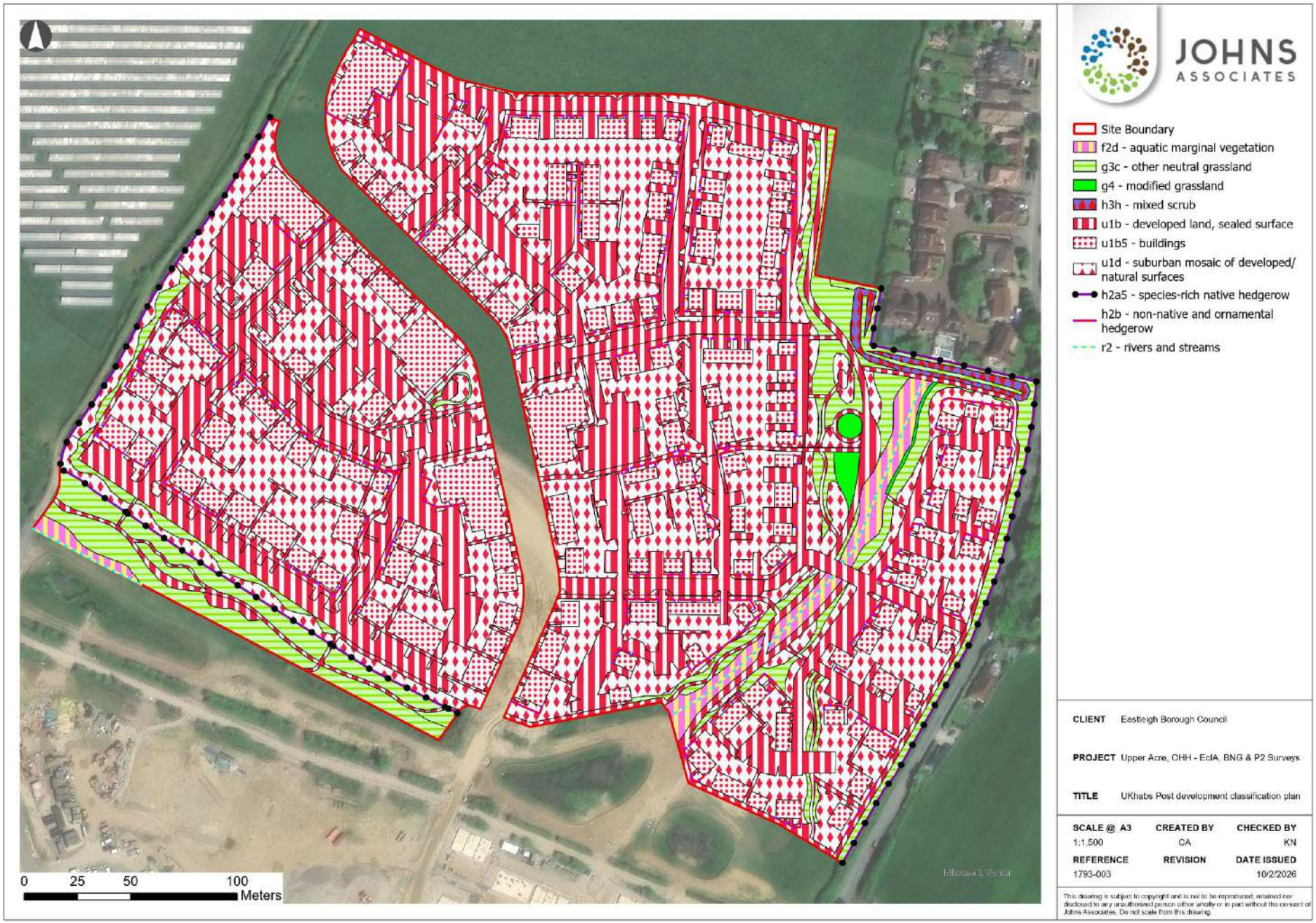
Figure 3: Post-Development UKHab Habitat Plan



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3.4.2 Headline Results

As demonstrated in Table 5 below, the biodiversity net gain results show an overall net loss in habitats and watercourses, and a net gain in hedgerows, with the trading rules satisfied. The trading rules have not been satisfied for habitats and watercourses.

Table 5: Summary of Biodiversity Net Gain Assessment before Offsetting

Unit Type	Baseline Units	Post-development Units	Net Unit Change	% Change	Trading Rules Satisfied?
Habitat	25.66	21.57	-4.09	-15.92%	No
Hedgerow	5.85	10.04	4.19	71.49	Yes
Watercourse	1.90	0.61	-1.29	-67.88%	No

3.4.3 Additional Compensation Required

Habitat loss within the Site will be offset with enhancement of the GI parcels at the Site or off-site within land under the control of the Applicant under formal agreement. The Section 106 for the OPP includes BNG and landscape and ecology implementation monitoring. The BNG will be accounted for within a separate BNG Tracker document. A full Cartographer post-development scenario has not been conducted to inform the BNG assessment. Should a further assessment of the enhanced habitats be conducted, a higher BNG may be gained. Additional gains could be achieved through installing deadwood and leaky dams and from accounting for the removal of scrub, shading and increased marginal vegetation.

BNG units from any habitat enhancement or creation can be used to offset the BNG loss for habitats due to modified grassland being of low distinctiveness. To provide context for the units required, an additional area of approximately 1 ha other neutral grassland or mixed scrub planting would be required to be created on poor condition modified grassland to reach a BNG. The space within the Site available will be unable to accommodate this and the units will be offset within the GI parcels and accounted for through the OPP BNG Tracker.

3.4.4 Compensation and Enhancement Measures

Table 6 below details the requirements of the compensation and enhancement measures which will be implemented in order to achieve the net gain in habitat and hedgerow BNG habitat conditions for the post-development habitats. The enhancement of habitat within the Site is significant relative to the baseline biodiversity value before development and includes:

- Habitats of medium or higher distinctiveness in the biodiversity metric.
- Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development.
- Enhancements to habitat condition, for example from poor or moderate to good.

Due to the 'significant enhancement' of habitats at the Site, a Habitat Management and Monitoring Plan (HMMP) is required to be provided within the planning application or via planning condition.

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Table 6: Summary of Proposed Compensation Measures

Habitat Type	Proposed Compensation Measure	Target Condition	Delivery Details
Grassland	Creation of other neutral grassland	Moderate	In order to satisfy the criteria for moderate condition as per the Statutory Biodiversity Metric, the following are achievable and must apply: - The appearance and composition must fit the UKHab definition of other neutral grassland; - Sward height varied (20% <7cm and 20% >7cm). - No bracken or scrub encroachment should be allowed to establish; - No invasive non-native species should be present.
Heathland and Scrub	Creation of mixed scrub	Moderate	In order to achieve moderate condition, the following are achievable and must apply: - The appearance and composition must fit the UKHab definition of mixed scrub; - No invasive non-native species should be present; - The scrub should have a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat
Trees	Planting of 70o. small trees	Moderate	In order to achieve moderate condition, the following are achievable and must apply: - Tree species should be native; - Trees should not be unnecessarily pruned or subjected to detrimental activities; - Deadwood, cavities, ivy and loose bark should be preserved; - At least 20% of the tree canopy should oversail vegetation beneath. - Gaps in canopy of tree groups are <10% and no individual gaps being >5m wide.
Hedgerows	Enhancement of hedgerows	Good	In order to achieve good condition, the following must apply: - The hedgerow should be >1.5m in height on average; - The hedgerows should be >1.5m in width on average; - Gap between ground and base of canopy should be <0.5m for at least 90% of the length; - Canopy gaps make up <10% of total length and no gaps are >5m wide; - Plant species indicative of nutrient enrichment should account for <20% of ground flora at the hedge base OR >1m of undisturbed ground with herbaceous perennial vegetation is present on at least one side of the hedgerow (this should be left largely unmanaged, especially over winter, to maximise the value for wildlife); - >90% of the hedgerow is free of undesirable species OR >90% of the hedgerow is free of damage from human activities
Watercourse	Other rivers and streams	4a - Moderate 4b – Fairly poor	Marginal and aquatic vegetation will be planted along the watercourse and the heavy bramble scrub will be removed. There are areas of increased encroachment along watercourse 4b.

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3.4.5 BNG Good Practice Principals for Development

In accordance with the BNG Good practice Principles for Development, A Practical Guide, produced by CIEEM, IEMA and Ciria, Baker *et al* 2019. Table 7 provides the Good Practice Principles that have been applied to the BNG assessment.

Table 7: Accordance with 'Biodiversity Net Gain: Good Practice Principles for Development' (Baker et al., 2019).

Principle	In Practice
1. Apply the mitigation hierarchy	Designs decisions have been documented within the prepared EcIA due consideration for the CIEEM Guidelines for Ecological Impact Assessment (EcIA) (CIEEM, 2018) including mitigation hierarchy. Trading rules have not been met with in the prepared metric and ecologically justified decisions have been taken in respect of proposed habitats. Avoidance of loss of habitat is not possible within the development footprint, full compensation of the loss of habitats within the development footprint is not possible. As a result, offset biodiversity losses will be gained within the GI parcels or off-site within land under control of the applicant under a S106 agreement.
2. Avoid losing biodiversity that cannot be offset elsewhere	No irreplaceable habitat within the Site and therefore such losses are avoided.
3. Be inclusive and equitable	Design decisions taken have considered wider stakeholders including the local population and the end users of the Site. The GI areas have sought to balance biodiversity benefits and access to nature, with the delivery of Upper Acre.
4. Address risk	A precautionary approach has been taken to creation of new habitat types and condition for on and off-site biodiversity gain provision, with all habitats created with a predicted moderate condition.
5. Make a measurable net gain contribution	The Statutory Biodiversity Metric has been used to demonstrate a clear and quantified calculation of the net effect of development upon biodiversity, using habitat as a proxy for wider biodiversity. The BNG will be achieved once the BNG loss is offset with the GI parcels.
6. Achieve the best outcomes for biodiversity	The decisions for design proposals have been subject to an iterative process with ecologists to ensure biodiversity is considered from an early stage and the best outcomes for biodiversity are achieved. A strategic approach has been taken in the design of the GI areas to deliver habitat that is ecologically equivalent in type, amount and condition for the on-site biodiversity losses. The Trading Rules will be met through offsetting BNG loss with the GI parcels.
7. Be additional	Habitat creation and enhancement have been included as a betterment to the habitat at the Site. No habitats are created for specific protected species compensation.
8. Create a net gain legacy	All habitats will be managed for at least 30 years to support long term benefits with interest of both nature and the local residents in mind. A HMMP will be produced for the on-site and off-site habitats which will outline designing for climate change, adaptive management and the funding mechanisms for the long-term management of the habitats.
9. Optimise sustainability	The habitats are designed to be low maintenance to reduce costs and the need for any pesticides.
10. Be transparent	An iterative approach has been used to inform the biodiversity net gain throughout the design of the Site. Inputs from stakeholders will be used to refine the approach as necessary through the planning process.

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4 CONCLUSIONS

Currently, the BNG habitat assessment is calculating the development as having a loss of -15.92% habitat BNG with a 71.49% hedgerow BNG and a loss of 67.88% BNG in watercourses. The Trading Rules are met for hedgerows but not habitats and watercourses.

Further assessment of the enhancement of the watercourse could be conducted using Cartographer to model the post-development scenario including the removal of scrub and shading and new marginal planting and this may provide a further BNG for watercourses.

Figure 3 Provides the post development UKHab Plan and the Statutory Biodiversity Metric BNG spreadsheet has been submitted separately within this planning application.

To meet the Trading Rules for habitats and reach a BNG, 4.34 habitat units are required. This could comprise 1 ha of other neutral grassland to be created off-site on poor modified grassland; however, however 4.34 units in any habitat would meet the Trading Rules and achieve BNG. To reach a BNG for watercourses, 1.31 units are required. A Carographer scenario assessment could be conducted upon the watercourse enhancement works to assess the gain that could be made on-site.

Habitat and watercourse loss within the Site will be offset through the enhancement of the GI parcels at the Site or off-site within land under the applicant's control under a S106 Agreement. This will be accounted for within a separate BNG Tracker document.

A CEMP will be produced under OPP Planning Condition 12 and will set out the avoidance and mitigation measures required during construction, particularly in relation to retained habitats and root protection zones.

Due to the Site being 'significantly enhanced', an HMMP will be required to ensure that the required habitats and habitat conditions are created, maintained and monitored appropriately to ensure that the BNG conditions stated within this assessment are achieved. Monitoring Site visits will be required in Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30 with follow up Site visits also required following any remediation measures being implemented to ensure success.

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APPENDIX A – LEGISLATION AND PLANNING POLICY

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LEGISLATION

Environment Act 2021 and Town and Country Planning Act 1990.

Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from 12 February 2024. BNG will be required for small sites from 2 April 2024. BNG will be measured using Defra's biodiversity metric and all off-site and significant on-site habitats will need to be secured for at least 30 years. This sits alongside:

- A strengthened legal duty for public bodies to conserve and enhance biodiversity,
- New biodiversity reporting requirements for local authorities, and
- Mandatory spatial strategies for nature: Local Nature Recovery Strategies or 'LNRS'.

Schedule 7A Biodiversity Gain in England – Part 1 states:

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

Biodiversity value and the biodiversity metric

3 References to the biodiversity value of any habitat or habitat enhancement are to its value as calculated in accordance with the biodiversity metric.

4 (1) The biodiversity metric is a document for measuring, for the purposes of this Schedule, the biodiversity value or relative biodiversity value of habitat or habitat enhancement.

(2) The biodiversity metric is to be produced and published by the Secretary of State.

(3) The Secretary of State may from time to time revise and republish the biodiversity metric.

(4) Before publishing or republishing the biodiversity metric the Secretary of State must consult such persons as the Secretary of State considers appropriate.

(5) The Secretary of State may by regulations make transitional provision in relation to the revision and republication of the biodiversity metric.

(6) The Secretary of State must lay the biodiversity metric, and any revised biodiversity metric, before Parliament.

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Pre-development biodiversity value

5 (1) In relation to any development for which planning permission is granted, the pre-development biodiversity value of the onsite habitat is the biodiversity value of the onsite habitat on the relevant date.

(2) The relevant date is—

(a) in a case in which planning permission is granted on application, the date of the application, and

(b) in any other case, the date on which the planning permission is granted.

(3) But the person submitting the biodiversity gain plan for approval and the planning authority may agree that the relevant date is to be a date earlier than that specified in sub-paragraph (2)(a) or (b) (but not a date which is before the day on which this Schedule comes into force in relation to the development).

(4) This paragraph is subject to paragraphs 6 and 7.

6 If—

(a) a person carries on activities on land on or after 30 January 2020 otherwise than in accordance with—

(i) planning permission, or

(ii) any other permission of a kind specified by the Secretary of State by regulations, and

(b) as a result of the activities the biodiversity value of the onsite habitat referred to in paragraph 5(1) is lower on the relevant date than it would otherwise have been,the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities.

7 Where planning permission is granted in respect of land which is registered in the biodiversity gain site register under section 100 of the Environment Act 2021, the pre-development biodiversity value of the land is the total of—

(a) the biodiversity value of the onsite habitat on the relevant date, and

(b) to the extent that it is not included within that value, the biodiversity value of the habitat enhancement which is, on that date, recorded in the register as habitat enhancement to be achieved on the land.

Post-development biodiversity value

8 (1) In relation to any development for which planning permission is granted, the post-development biodiversity value of the onsite habitat is the projected value of the onsite habitat as at the time the development is completed.

(2) That value is to be calculated by taking the pre-development biodiversity value and—

(a) if at the time the development is completed the development will, taken as a whole, have increased the biodiversity value of the onsite habitat, adding the amount of that increase, or

(b) if at the time the development is completed the development will, taken as a whole, have decreased the biodiversity value of the onsite habitat, subtracting the amount of that decrease. This is subject to paragraph 9.

9 (1) This paragraph applies in relation to any development for which planning permission is granted where—

(a) the person submitting the biodiversity gain plan for approval proposes to carry out works in the course of the development that increase the biodiversity value of the onsite habitat, and

(b) the planning authority considers that the increase is significant in relation to the pre-development biodiversity value.

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(2) The increase in biodiversity value referred to in sub-paragraph (1) is to be taken into account in calculating the post-development biodiversity value of the onsite habitat only if the planning authority is satisfied that the condition in sub-paragraph (3) is met.

(3) The condition is that any habitat enhancement resulting from the works referred to in sub-paragraph (1)(a) will, by virtue of—

(a) a condition subject to which the planning permission is granted,

(b) a planning obligation, or

(c) a conservation covenant, be maintained for at least 30 years after the development is completed.

(4) The Secretary of State may by regulations amend sub-paragraph (3) so as to substitute for the period for the time being specified there a different period of at least 30 years.

Registered offsite biodiversity gains

10(1) "Registered offsite biodiversity gain" means any habitat enhancement, where—

(a)the enhancement is required to be carried out under a conservation covenant or planning obligation, and

(b) the enhancement is recorded in the biodiversity gain site register (as to which, see section 100 of the Environment Act 2021).

(2) References to the allocation of registered offsite biodiversity gain are to its allocation in accordance with the terms of the conservation covenant or planning obligation referred to in sub-paragraph (1)(a).

(3) The biodiversity value of registered offsite biodiversity gain is measured, under the biodiversity metric, in relation to development to which it is allocated.

Biodiversity credits

11 "Biodiversity credits" means credits under section 101 of the Environment Act 2021.

General

12 (1) In relation to development for which planning permission is granted—

"onsite habitat" means habitat on the land to which the planning permission relates;

"planning authority" means the local planning authority, except that—

(a) in a case where the planning permission is granted by Mayoral development order under section 61DB, "planning authority" means such of the Mayor of London or the local planning authority as may be specified in the order;

(b) in a case where the planning permission is granted by the Secretary of State under section 62A, 76A or 77, "planning authority" means such of the Secretary of State or the local planning authority as the Secretary of State may determine;

(c) in a case where the planning permission is granted on an appeal under section 78, "planning authority" means such of the person determining the appeal or the local planning authority as that person may direct.

(2) "Habitat enhancement" means enhancement of the biodiversity of habitat.

(3) References to the grant of planning permission include the deemed grant of planning permission.

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NATIONAL PLANNING POLICY

NPPF

There are numerous national and local planning policies associated with flora and fauna (also referred to as biodiversity) that need to be addressed as part of the planning process. The Government has issued its National Planning Policy Framework (NPPF) December 2024 (with minor amendments in February 2025), which requires impacts to biodiversity to be minimised. Paragraph 194 of the NPPF applies the same protection to Ramsar sites as that conferred by the Habitats Regulations to SACs and SPAs, it also applies the same protection to sites identified or required as compensatory measures for adverse effects on habitat sites.

To protect and enhance biodiversity plans should:

- 192a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation;
- 192b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

The NPPF requires development to apply the following principles (Paragraph 193):

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons70 and a suitable compensation strategy exists; and

d) 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.

Planning authorities should follow key principles to ensure that the potential impacts of planning decisions on biodiversity conservation are considered. Circular 06/05: Biodiversity and Geological Conservation provides guidance on the application of the law relating to planning and nature conservation and complements the NPPF.

The Natural Environment Paper

"The Natural Choice: Securing the Value of Nature" outlines the Governments approach and vision for nature in the UK including protecting and improving our natural environment, growing a green economy and reconnecting people and nature.

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Biodiversity 2020

A strategy for England's wildlife and ecosystem services, are the country level strategies for England and builds on the natural Environment White Paper. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. The proprieties for action include a more integrated large-scale approach to conservation, putting people at the heart of biodiversity policy, reducing environmental pressure and improving knowledge.

LOCAL PLANNING POLICY

Eastleigh Borough Council

Eastleigh Borough Council's Local Plan 2016 to 2032 (dated April 2022) contains Policies relating to the natural environment which are reproduced below:

Policy DM11, Nature Conservation

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
    a. protect, conserve, enhance and facilitate adaption to climate change:
        i. international, national and local nature conservation designations; and
        ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character.
    b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
    c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and
    d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).
2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.
3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:
    a. implementing:
        i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and
        ii. the interim and any future New Forest Recreation Mitigation Strategy if required;

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or alternative agreed site specific measures to address recreational disturbance;

b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;

c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and

d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:

   a. there are no alternative solutions;

   b. the adverse effects are unavoidable;

   c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;

   d. there is an overall biodiversity net gain; and

   e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on **priority habitats, protected priority species, or on the local exological network** unless it can be demonstrated that:

   a. there are no alternative solutions;

   b. the adverse effects are unavoidable;

   c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;

   d. there is an overall biodiversity net gain; and

   e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.

6. Development will not be permitted if it results in the loss or deterioration of **irreplaceable habitats** (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.

7. **Buffers** free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.

8. Development will not be permitted unless it can be demonstrated that:

   a. there have been thorough habitat and species **surveys**;

   b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and

   c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.

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Strategic Policy S9, Green Infrastructure

1. Through new development and other initiatives and the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure, including provision of:
    a. landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks (see strategic policy S12);
    b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);
    c. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;
    d. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;
    e. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);
    f. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);
    g. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5); and
    h. opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6).

5.1.1 Biodiversity Supplementary Planning Document, EBC, December 2009

The Biodiversity SPD is intended to provide additional guidance on the legal and policy basis for the saved nature conservation policies within the adopted Eastleigh Borough Local Plan Review (2001-2011), and on the interpretation of these policies. It forms part of the statutory Local Development Framework for Eastleigh Borough To provide additional guidance supplementary to the South East Plan, and the Council's Local Development Framework.

5.1.2 Tree Strategy 2022 – 2030, EBC, March 2022

The purpose of this strategy is to provide an over-arching framework to support the Council's detailed operational policy and technical documents relating to trees, achieve the Council's target to plant 160,000 more trees in the borough by 2030 and provide a basis to develop further actions. The two key principles are to preserve and increase the number of trees in the borough.

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APPENDIX B MORPH SURVEY REPORT

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One Horton Heath

Upper Acre, One Horton Heath Watercourse BNG Report

Final

1793/ V3.0

Client: Eastleigh Borough Council (One Horton Heath Team)

Date: 10 February 2026

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DOCUMENT REVISIONS

Version	Details	Date
1.0 Draft	Draft Upper Acre Watercourse BNG Report issued to Client for review.	29 November 2025
2.0 Final	Final Upper Acre Watercourse BNG Report issued to Client for submission.	2 December 2025
3.0 Final	Final Upper Acre Watercourse BNG Report issued to Client for submission following amendments to the BNG.	10 February 2026

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NON-TECHNICAL SUMMARY

Purpose of the Report	To provide baseline condition assessments of the watercourses within Upper Acre to provide the Statutory Biodiversity Metric assessment results of the post-development watercourse BNG.
Proposed Development Information	Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 424 dwellings within Phase 10 (The Upper Acre), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions: • Condition 16 (Arb Assessment) • Condition 25 (Refuse) • Condition 31 (Higher Access Standards) • Condition 45 (Noise Assessments) • Condition 58 (Flood Mitigation) • Condition 59 (Foul Drainage) • Condition 61 (SUDs) • Condition 64 (EMMP) • Condition 67 (Landscaping) • Condition 71 (BNG) • Condition 76 (Nutrient Neutrality) The Outline site wide OPP planning application was submitted before BNG became a statutory requirement. Therefore, each Reserved Matters (RM) development parcel planning application has a target of providing a BNG and not the now mandatory 10% BNG. The BNG losses in each parcel will be offset by the Green Infrastructure (GI) BNG units gained from enhancement of the GI parcels (north, central and south GI). Each RM development BNG will be tracked within an overall OPA BNG tracker to monitor the BNG gain/loss.
Surveys Undertaken	One MoRPh5 survey was undertaken on 25th July 2023 with the remainder conducted between 23rd January 2024 and 5th February 2024. A Statutory Biodiversity Metric BNG assessment of the rivers has been conducted for Upper Acre and a summary of the results is provided within this report. The Statutory Biodiversity Metric spreadsheet calculator is provided separately to this report.
Summary of Results	The baseline value of the watercourse within the development area (Phases 4a and 4b) is 2.4 river units. Following the assessment, it is anticipated that the value of the post-development habitats within the development area will be 0.14 river units. The trading rules are satisfied. The proposals will therefore result in a net gain of 5.81% for rivers.
Conclusions	Should further works to the watercourse be carried out including reduction in sedimentation, placement of large wood, creation of leaky dams and bank regrading a higher BNG could be achieved. Alternatively, raising the bed level would address over deepening and would automatically increase the condition by one category and gain a significant BNG.
Monitoring & Management	A 30-year Habitat Monitoring and Management Plan (HMMP) will be implemented in Years 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30.
Data Valid Until	October 2026.

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1 INTRODUCTION

1.1 BACKGROUND

Eastleigh Borough Council (One Horton Heath Team) commissioned Johns Associates Ltd to undertake a Statutory Biodiversity Net Gain (BNG) Metric assessment of the proposed development site at Upper Acre, One Horton Heath (OHH), in support of a Reserved Matters Application (RMA) for the site. The development was included within the Outline Planning Permission (OPP) for the site wide OHH OPP application (O/20/89498).

The site is located at post code SO50 7FD (central Ordnance Survey (OS) grid reference SU 4903 1660) and is hereafter referred to as the 'Site'. **Error! Reference source not found.** provides the Site location plan.

1.2 SUMMARY OF PROPOSALS

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 424 dwellings within Phase 10 (The Upper Acre), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions:

- Condition 16 (Arb Assessment)
- Condition 25 (Refuse)
- Condition 31 (Higher Access Standards)
- Condition 45 (Noise Assessments)
- Condition 58 (Flood Mitigation)
- Condition 59 (Foul Drainage)
- Condition 61 (SUDs)
- Condition 64 (EMMP)
- Condition 67 (Landscaping)
- Condition 71 (BNG)
- Condition 76 (Nutrient Neutrality)

1.3 PURPOSE OF THIS REPORT

This report has been produced to provide the watercourse Statutory Biodiversity Metric BNG assessment for the Upper Acre RM Site based upon MoRPh5 surveys providing a minimum 20% coverage of the study area (as required). The OPP OHH application was submitted prior to the delivery of 10% BNG becoming mandatory for most developments on the 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and therefore the aim is for the OPP OHH site wide development to reach an overall BNG.

The BNG gain/loss for each RM development application will be tracked and offset by the BNG Gain from enhancement of the north, central and southern Green Infrastructure (GI) parcels within the Site and if required within off-site land outside of the red line boundary of the OPP but within the applicant's control.

The post-development landscape and ecological plans produced by Hyland Edgar Driver Landscape Architects & Urban Designers have informed the post-development BNG calculations and the plans were designed with ecological advice and through consultation with the landscape team and Eastleigh Borough Council ecology team to avoid the loss and/or degradation of habitats of higher distinctiveness.

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Figure 1: Site Location

JOHNS ASSOCIATES

Site Boundary

CLIENT Eastleigh Borough Council

PROJECT Upper Acre, OHH - EcIA, BNG & P2 Surveys

TITLE Site Location Plan

SCALE @ A3	CREATED BY	CHECKED BY
1:3,500	AE	KN
REFERENCE	**REVISION**	**DATE ISSUED**
1793-001		3/10/2025

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1.4 PERSONNEL

To carry out a River Condition Assessment assessors must be trained and accredited in the River Condition Assessment (RCA) Methodology. Adam Ellis MCIEEM MIFM passed the certified training course in 2022 and has experience of carrying out multiple River Condition Assessment surveys subsequently. Adam also has multiple years' experience in river restoration design, delivery and appraisal and has undertaken the CIEEM Biodiversity Net Gain 4.0 Metric training. Adam conducted all but one of the MoRPh5 field surveys for the Site.

The remaining MoRPh5 field survey was carried out by Lexi Dowson-Wallace BSc (Hons) MSc ACIEEM and Tessa Pepler BSc (Hons) MSc MCIEEM, both of whom passed the certified RCA training course in 2023. Lexi is a Senior Ecologist at Johns Associates who has worked as an ecological consultant since 2015.

Tessa is a Principal Ecologist at Johns Associates who has worked as an ecological consultant since 2005 and has a BSc (Hons) in Environmental Studies and an MSc in Ecology and Management of the Natural Environment. Tessa is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

1.5 CATCHMENT

The study area falls within the Test and Itchen Management Catchment, in the Itchen Operational Catchment, in the Itchen Water Body (waterbody ID GB107042022580)[1]. The stream within the Site and the study area eventually feeds into the River Itchen located to 2.353 km to the northwest of the Site. Figure 2 provides the location of the sub-reaches within the Site included in the MoRPh survey conducted at the Site within the waterbody and in relation to the River Itchen.

Figure 2: Location of Central MoRPh5 Survey within the Itchen Water Body

Key: = Sub-reaches within the Upper Acre Site in relation to the River Itchen

[1] https://environment.data.gov.uk/catchment-planning/WaterBody/GB107042022580

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1.6 STATUTORY BIODIVERSITY METRIC

The Statutory Biodiversity Metric uses habitat as a proxy for overall biodiversity within different habitat types. Habitats are assigned a value based on their intrinsic biodiversity value or 'distinctiveness', which is predefined for each habitat within the metric. This value is then multiplied based on the size, condition, and geographical location of the habitat in order to ascertain its absolute value in 'biodiversity units'. Separate calculations are used within the metric for area-based habitats, linear habitats (such as hedgerows) and watercourses (including ditches and streams). These units are non-transferable and must therefore be considered individually for each project or development. Hereafter they will be referred to as "habitat units", "hedgerow units" and "river units" respectively. Collectively, they will be referred to as "biodiversity units".

For BNG assessment of river units using the Metric Tool, there are two additional quality components on top of distinctiveness, condition, and strategic significance. These are:

- Riparian zone encroachment; and
- Watercourse encroachment.

Natural England provides a Calculation Tool with all calculations built in to aid in the assessment process. This report should be read in conjunction with the Calculation Tool provided for the assessment of this Site.

Underlying this assessment process are a key set of principles which explain the intended use of the Metric. They are as follows:

- Principle 1 – The metric assessment should be completed by a competent person;
- Principle 2 – The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands;
- Principle 3 – This biodiversity metric should be used in accordance with established good practice guidance and professional codes;
- Principle 4 – This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice;
- Principle 5 – Biodiversity units are a proxy for biodiversity and should be treated as relative values;
- Principle 6 – This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance;
- Principle 7 – Habitat interventions need to be realistic and deliverable within a relevant project timeframe;
- Principle 8 – Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation; and
- Principle 9 – This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:
    - maintain habitat extent - supporting more, bigger, better and more joined up ecological networks;
    - ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

During the process of undertaking a biodiversity net gain assessment using the Statutory Biodiversity Metric, the following rules must be followed to ensure its proper use:

- Rule 1 – The trading rules of this biodiversity metric must be followed;
- 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;

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- Rule 3 – To accurately apply the biodiversity metric formula, you must use the 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 – In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

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2 METHODOLOGY

2.1 STRATEGIC SIGNIFICANCE

As part of the BNG assessment, habitats are afforded different levels of strategic significance, which describes the local significance of the habitat based on its location and the habitat type. Watercourses were assigned a strategic significance value using the Biodiversity Action Plan (BAP) for Eastleigh Borough 2012-2022 and the Hampshire Ecological Network Mapping document provided as part of the data search by HBIC. The strategic significance is assigned as high, medium, or low.

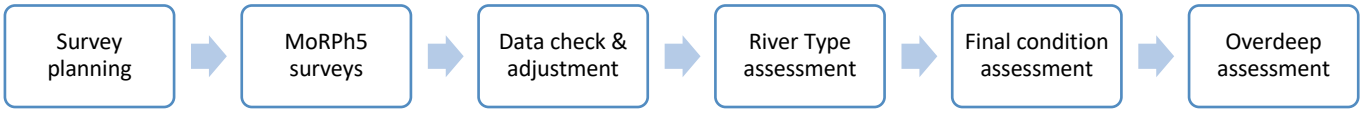
2.2 DISTINCTIVENESS

For the purposes of the metric assessment, distinctiveness refers to the relative scarcity of the habitat and its importance for nature conservation. The actual values assigned to each habitat type used in the metric are given in the Technical Supplement. These are automatically applied by the calculator tool based on the habitat type.

2.3 RIVER CONDITION ASSESSMENT

The river condition assessment is based on a combination of desk-based assessment to determine river type and field survey (termed MoRPh survey). Together the results provide a River Condition Score which can be used to determine the condition of the river. This process is shown in Figure 3.

Figure 3: River Condition Assessment Process



The river type can be one of fifteen river types based on river planform and bed material. Eight indicators are combined to determine the indicative river type (A-M). The MoRPh Survey captures information based on river reaches (modules) dependent on the river width. To produce a MoRPh5 sub reach survey, five continuous modules are required. The MoRPh5 sub reach should be the equivalent length to 20% of the project area. The MoRPh survey extends 10m from the bank top on both riverbanks and records information from the bank tops, bank faces, channel-water margin, and the riverbed.

The river condition is assessed using 32 indicators that are extracted from the MoRPh5 field surveys. Each indicator is assigned a score of 0 to +4 (positive indicators) or 0 to -4 (negative indicators). Positive scores represent near-natural conditions, whereas negative values represent impacted or human-impacted conditions. A preliminary score is calculated based on the average separate positive and negative indicators. A final score is assigned when combined with the calculated river type from the desk-based assessment. There are five possible final score categories; 5 – good, 4 – fairly good, 3 – moderate, 2 – fairly poor, 1 – poor. The final score can be used in the Statutory Biodiversity Metric to calculate BNG. Where appropriate based on reasonable judgement the final condition score should be downgraded a class in the Biodiversity Metric calculations if the river shape is deemed likely 'overdeep' (River shape score < 4).

2.3.1 Survey Planning and Preliminary Desk Study

An initial desk-based assessment was carried out in January 2024 to ensure that data collected in the field was of sufficient extent and quality to be utilised within the Biodiversity Metric. This planning process is shown in Figure 4 overleaf. The entirety of the One Horton Heath site was mapped within a Geographical Information System (ArcGIS). The data sources used to obtain the necessary information are provided in Table 1.

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Figure 4: River Condition Assessment Survey Planning Process

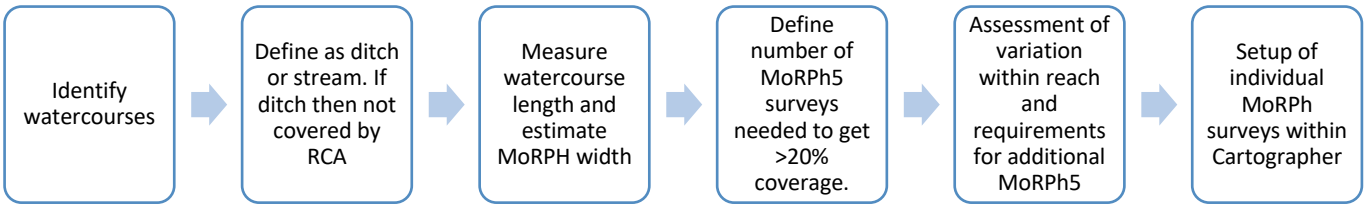

Table 1: Data Sources used for Survey Planning

Data	Source and Licensing
1m resolution LIDAR (2022)	Open Government Licence
OS Open Rivers	Ordinance Survey Open Access Data – available through ESRI Living Atlas UK
Main River Map	Environment Agency Open Licence
OS VectorMap District 1:25,000	Ordinance Survey Open Access Data
Historic Mapping	Accessed through National Library of Scotland[2]

Once watercourse extents have been located and defined, an assessment is made to ascertain whether they are classified as a ditch or a higher distinctiveness watercourse within the Biodiversity Metric, as a different method of condition assessment is applied to these two types. A ditch is defined in the Statutory Biodiversity Metric User Guide[3] as 'An artificial standing-water or dry ditch linear feature that is <5m wide and that is >20 times longer than its width. It includes drainage ditches, and ditches that are part of the structure of a hedgerow or tree line and/or within 2m of it. Ditches are condition assessed using the standard Statutory Biodiversity Metric condition assessment criteria as detailed in the Condition Assessment Sheets and Methodology[4]. Watercourses which meet one of the following criteria must be assessed using the RCA methodology:

- Watercourse is on the Priority River Habitat Map[5];
- Watercourse meets the following criteria for inclusion:
    - Water chemistry not impacted by pollution;
    - Natural morphology and dynamic physical processes shaping habitat mosaics;
    - A natural hydrological regime not impacted by abstraction, diversion, effluent discharge, drainage and impoundments;
    - Natural biological assemblages with lack of invasive non-native species or other direct biological manipulations suck as fish species removals or stocking.
- Watercourse is a canal (an artificial body of water originally created for the purposes of navigation, whether it is currently navigable or not. Canalised rivers meeting this definition should be recorded as canals);
- Watercourse is another river or stream type which does not meet the above criteria.

The sources in Table 1, in combination with further analysis including flow pathway analysis was used to scope out ditches from RCA. LiDAR and flow pathway analysis for OHH are shown in Figure 5 overleaf.

[2] National Library of Scotland (https://maps.nls.uk/)
[3] The Statutory Biodiversity Metric – User Guide (February 2024): https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf
[4] The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology (February 2024)
[5] Priority Rivers Habitat Map: https://www.data.gov.uk/dataset/20019cdb-9fef-4024-81af-daf1d1b74762/priority-river-habitat-rivers

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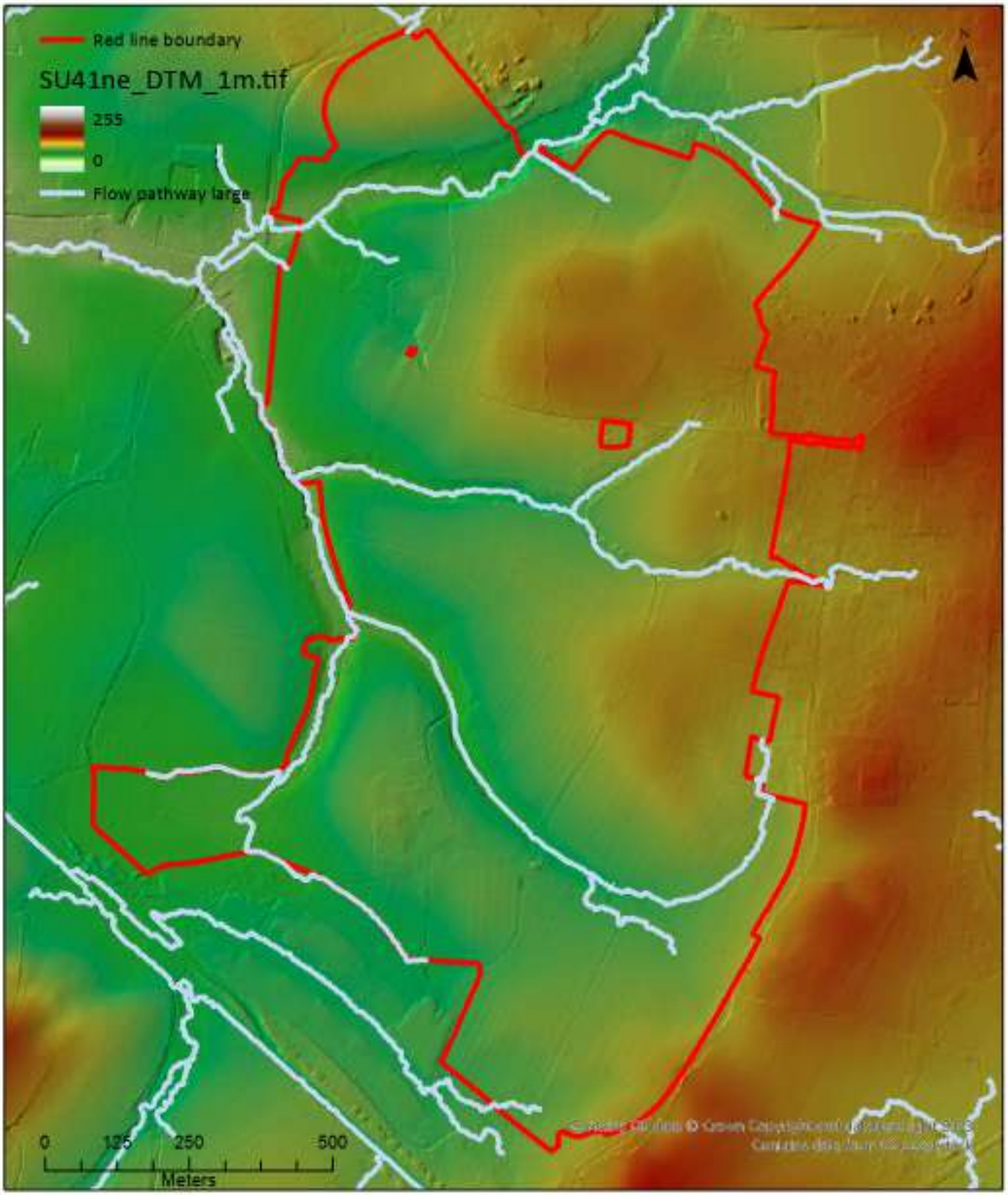
Figure 5: OHH site boundary showing 1m resolution digital terrain model derived from open access LiDAR data. GIS derived flow pathways are shown in blue, note failure in analysis at south-west corner of site due to railway embankment. Contains DEFRA data © Crown copyright 2024.



For watercourses scoped in for River Condition Assessment a length is calculated by creating a centreline within a GIS. MoRPh river width is then estimated using a combination of aerial imagery, OS vectormap data and through channel cross sections produced using LIDAR data. This is later validated during the Site visit. The MoRPh river width dictates the length of each MoRPh module with five contiguous surveys making up one MoRPh5 survey. The guidance

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for this can be seen in Table 2 (note MoRPh width is often greater than the wetted width at time of survey). Total length of survey area should be greater than 20% of the reach length. In areas with significant variation there may be a requirement to carry out more MoRPh5 surveys than dictated by the 20% rule, which can often only be assessed on Site.

Table 2: River Module Lengths for MoRPh Surveys for a Typical River Width.

MoRPh River Width	River Length for each Module Survey
< 5m	10m
5 to < 10m	20m
10 to < 20m	30m
20 to < 30m	40m
≥ 30m	River channel too wide for this type of survey

2.3.2 Field Surveys

MoRPh5 Surveys

An initial field survey was conducted on 25th July 2023 by Lexi Dowson-Wallace and Tessa Pepler, with the remaining surveys delivered between 23rd January 2024 and 5th February 2024 by Adam Ellis. Most surveys were completed outside of the optimal survey season, however the data from July 2023 was used to ground truth data collected out of season. Implications of this are highlighted and discussed within the results. Each watercourse was first walked to enable representative placement of MoRPh5 surveys. Where significant variation of habitat occurred, additional MoRPh5 surveys were undertaken to increase the level of detail within the baseline assessment. A summary of watercourses identified is provided in Table 3.

An updated walkover of the watercourse was undertaken by Tessa Pepler on 29 September 2025 to confirm that the previously recorded conditions have not significantly changed.

The MoRPh surveys undertaken covered more than the 20% minimum coverage of the study area required for these surveys. To produce a MoRPh5 sub reach survey, five continuous modules are undertaken; MoRPH5 locations are shown in Figure 6. Photos of each module are shown in **Error! Reference source not found.**.

Table 3: Details of the MoRPh5 survey carried out at the Site. Values are total length and may include length of channel in culvert.

Reach Code (MoRPh5/ sub reach code)	Upstream NGR	Downstream NGR	MoRPh5 Length	No. MoRPh Surveys	Total Length Surveyed	Length of Reach	Coverage of MoRPh5
4 (4a, 4b, 4c, 4d, 4e)	SU 49221 16644	SU 48470 16979	50	5	250	1076	23%

Assessment of Encroachment

Riparian zone encroachment is defined as any feature or intervention within the riparian zone (10m either side of the watercourse) that reduces the quantity, quality or ecological function of the riparian habitat. This includes:

- Buildings or hard standing;
- Management practice (including agriculture); and
- Structures that prevent wildlife from accessing the riverbank.

The following features are exempt if recorded at baseline:

- Established navigation towpaths;
- Established footpaths and existing river crossings; and

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- Existing small amenity features and utility units where the total footprint is less than 5% of the total riparian zone area.

Watercourse encroachment is defined as any feature which adversely affects the natural function of the watercourse, or results in localised changes in habitat, species and migratory pathways.

Encroachment is categorised as per the definitions in Table 4 below and is entered into the Calculation Tool as such in order to ascertain the final biodiversity unit value.

Table 4: Riparian zone and watercourse encroachment bands

Encroachment Band	Riparian Zone Definitions		Watercourse Definitions
	Rivers and Canals	Ditches	
No encroachment	No encroachment within 10 metres of bank top	No encroachment within 5 metres of bank top	Less than 5% of the bank length is an engineered bank revetment and there is no encroachment into the channel
Minor	Any encroachment 8 to 10 metres from the bank top (covering up to 100% of area); or Where the footprint of encroachment occupies 0- 10% of the riparian zone area 4 to 10 metres from bank top	Any encroachment 4 to 5 metres from the bank top (covering up to 100% of area); or Where the footprint of encroachment occupies 0-10% of the riparian zone area 2 to 5 metres from bank top	5% to 20% of the bank length is an engineered bank revetment; or There is encroachment across up to 10% of the channel width at any one point
Moderate	Where the footprint of encroachment occupies between 10% to 25% of the riparian zone area 4 to 10 metres from the bank top	Where the footprint of encroachment occupies between 10% to 25% of the riparian zone area 2 to 5 metres from the bank top	N/A
Major	Any encroachment 0 to 4 metres from the bank top; or Where encroachment occupies greater than 25% of the total riparian zone area	Any encroachment 0 to 2 metres from the bank top; or Where encroachment occupies greater than 25% of the total riparian zone area	Greater than 20% of the bank length is an engineered bank revetment; or There is encroachment across greater than 10% of the channel width at any one point
N/A - culvert	N/A	N/A	To be used for culverts only

2.3.3 River Type Desk-based Assessment

The river type desk-based study was undertaken in January 2024. River planform and bed material details are input into Cartographer (2023) to determine the River Type. The results of this are then combined with the MoRPh5 survey results to give a final condition score for the reach.

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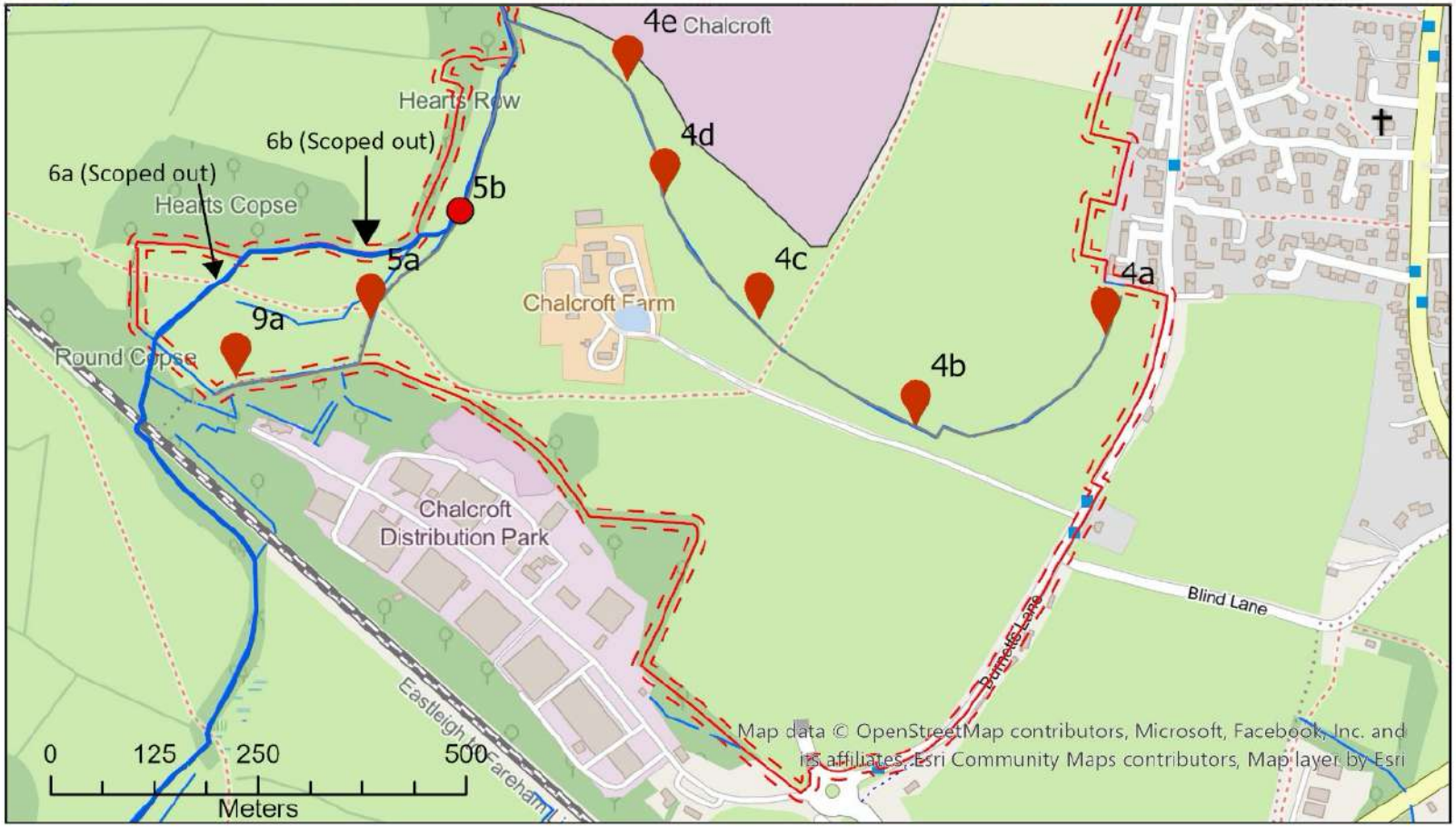
Figure 6: Upper Acre MoRPh5 Locations – 4a and 4b only



OS Vector Map Surface Water Line
Red line boundary
WholeSiteRLB 10m Buffer
SU_SurfaceWater_Area
Statutory_Main_River_Map
MoRPh5 Locations (2023)
MoRPh5 Locations (2024)

One Horton Health

Location of MoRPh5 modules as part of River Condition Assessment conducted 2023/24.

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For Love Of Water

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2.4 STATUTORY BIODIVERSITY METRIC METHODOLOGY

The Statutory Biodiversity Metric provides a nationally measurable structured calculation methodology to account for biodiversity losses and gains resulting from development or land management change. The Statutory Biodiversity Metric uses habitat, the places in which species live, as a proxy to describe biodiversity. These habitats are converted into measurable 'biodiversity units'. These biodiversity units are the 'currency' of the metric.

Biodiversity units are calculated using the size of a parcel of habitat and its quality. The metric uses habitat area as its core measurement, except for linear habitats where habitat length is used. To assess the quality of a habitat the metric scores habitats of different types, such as woodland or grassland, according to their relative biodiversity value. Habitats that are scarce or declining typically score highly relative to habitats that are more common and widespread. The metric also takes account of the condition of a habitat. The metric accounts for the location of the habitat relative to other similar habitats to measure its connectedness in the landscape. Being 'better' and 'more joined-up' are important facets of habitats that can contribute to halting and reversing biodiversity decline[5]. Lastly, the metric also accounts for whether or not the habitat is sited in an area identified locally, typically in a relevant policy of plan, as being of significance for nature.

Where new habitat is created, or existing habitat is enhanced the difficulty and associated risks of doing so are taken into account by the metric. If habitat is created to compensate for losses elsewhere, then the metric also takes account of its proximity to the impact site. The metric incentivises delivery that is on or close to the impact site.

The Statutory Biodiversity Metric score has been calculated for the existing habitats at the Site and for the habitats proposed within the masterplan. The Site was split into distinct habitat parcels and linear habitats based on the UKHab system, which were then mapped and measured using the ArcGIS mapping tool.

The area or length of each habitat type was entered into the Calculation Tool along with the condition and strategic significance (informed by the desk study) in order to obtain the baseline (i.e. existing) value of each in biodiversity units. This process was repeated for the post-development habitats to be retained, enhanced and/or newly created. The post-development habitat plan is shown in Figure 9.

BNG is an approach to development that seeks to halt the current loss of biodiversity through development and through the planning system; restore ecological networks through early masterplanning and increase the natural habitat resource and ecological features. The requirement for BNG became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) on 12th February 2024, however the development parcels at OHH are except from Statutory BNG due to being RMAs.

2.5 LIMITATIONS, CONSTRAINTS AND ASSUMPTIONS

The findings of this report are valid at the time of reporting. Should there be delays to the project timetable and/or implementation of the proposed development, updated desk study and/or site survey work may be required. In this instance, advice should be sought to ensure the data, recommendations and conclusions set out in this report remain valid.

Due to the times of year that the surveys were conducted, there are limitations to the data collected. Ideally River Condition Assessments should be carried out in spring or autumn where water levels are generally lower, and plant communities can be appraised more accurately. The first visit in January 2024 coincided with a heavy rainfall event; therefore, these modules were re-visited later when conditions were more suitable. It is likely that some plant diversity, and in channel features have been under-recorded. Where this is the case, it has been highlighted in Table 6. In most cases this is not expected to have a significant effect on the condition assessment categories. Some of the streams surveyed can dry up in the summer, it is likely that if assessed when dry than the assessment may have differed. Watercourse length has been calculated based on available OS vector map shapefiles. It is possible that the final length for some reaches could be longer than stated due to local planform variation, this would need detailed survey to confirm.

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No other limitations or constraints with regards to the field survey or desk study were encountered and therefore the BNG calculations are considered valid.

A full Cartographer assessment for the post-development watercourse has not been conducted. A full assessment may result in a higher BNG being gained. The BNG made on-site has been met through addressing the issue of over-deepening.

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3 RESULTS

3.1 STRATEGIC SIGNIFICANCE

The 4b sub-section of the watercourse is located within an area of Hampshire Ecological Network Opportunities. As such, this watercourse section has been attributed as having 'high' strategic significance in the post-development calculations and low in the baseline as per the BNG guidelines.

3.2 BASELINE

A summary of positive and negative indicators for the relevant sub-reaches are shown in Table 5, with detailed summaries provided in Table 6. Figure 7 shows a graph of preliminary condition score for the sub-reach, along with condition boundaries for the river type observed.

Table 7 summarises the baseline score of the BNG assessment for the rivers on Site.

Figure 8 shows the baseline UK habitat classification survey results.

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Table 5: Detailed Upper Acrea 4a and 4b MoRPh5 Results

			Sub-reach	
			4a	4b
		River Type	H	
		River Condition Class	Moderate	Fairly Poor
		Overdeep	Yes	
		Final Condition Class	**Fairly Poor**	**Poor**
		Preliminary Condition Score	0.64	0.17
		Shape Score	0.81	0.58
		Average Width (m)	1.08	1.04
		Av. Positive Index Score	0.95	0.47
		Av. Negative Index Score	-0.31	-0.31
		A6	False	
		A7	SI	SI
		A8	CL	CL
River Condition Indicators	Bank top vegetation structure	B1	1	1
	Bank top tree feature richness	B2	0	0
	Bank top water-related features	B3	0	0
	Bank top NNIPS cover	B4	0	0
	Bank top managed ground cover	B5	-2	-2
	Bank face riparian vegetation structure	C1	2	1
	Bank face tree feature richness	C2	1	0
	Bank face natural bank profile extent	C3	2	2
	Bank face natural bank profile richness	C4	1	1
	Bank face natural bank material richness	C5	1	1
	Bank face bare sediment extent	C6	1	0
	Bank face artificial bank profile extent	C7	0	0
	Bank face reinforcement extent	C8	0	0
	Bank face reinforcement material severity	C9	0	0
	Bank face NNIPS cover	C10	0	0
	Channel margin aquatic vegetation extent	D1	2	0
	Channel margin aquatic morphotype richness	D2	1	0
	Channel margin physical feature extent	D3	0	0
	Channel margin physical feature richness	D4	0	0
	Channel margin artificial features	D5	0	0
	Channel aquatic morphotype richness	E1	2	0
	Channel bed tree features richness	E2	1	0
	Channel bed hydraulic features richness	E3	0	0
	Channel bed natural features extent	E4	0	0
	Channel bed natural features richness	E5	0	0
	Channel bed material richness	E6	3	3
	Channel bed siltation	E7	-2	-2
	Channel bed reinforcement extent	E8	0	0
	Channel bed reinforcement severity	E9	0	0
	Channel bed artificial features severity	E10	0	0
	Channel bed NNIPS extent	E11	0	0
	Channel bed filamentous algae extent	E12	0	0

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Table 6: Summary of each condition assessment at relevant sub-reaches within sub-reaches 4a and 4b

Sub-reach	Initial Condition Score	Manual Adjustments and Justification	Overdeep?	Description	Positive Indicators	Negative Indicators	Impacts and Enhancements
4a	Preliminary condition score 0.79 giving a **moderate** condition, although close to the boundary for fairly poor. It is likely vegetation communities are under-recorded due to time of survey.	Assumed no NNIPS. Negative indicator for channel bed siltation manually increased as we feel the raw results do not accurately represent the reach.	Yes (0.81)	Final condition score of **0.64** and River Type **H** results in a condition assessment of **Moderate**.	**BANK TOP:** The reach has a moderate bank top vegetation structure, despite the agricultural land use. **BANK FACE:** Despite the relatively artificial alignment of the stream the bank face scores are moderate, generally lacking in woody features. **MARGIN:** Generally poor scores across all elements, with moderate aquatic vegetation in some sub-reaches. It is likely that vegetation would dominate the channel during summer months. **BED:** Positive indicators for bed material richness and aquatic morphotype richness.	**BANK TOP:** Managed groundcover with grazing. However, in lower reaches grazing intensity seemed low due to richness of vegetation **BANK FACE:** None **MARGIN:** None. **BED:** Negative scores for siltation	Reduction in grazing pressure improvement of riparian habitat management inherent to the scheme will cause an improvement of encroachment scores on both banks, resulting in an increase of river units for this reach.
4b	Preliminary condition score 0.32 giving a moderate condition, although close to the boundary for fairly poor. It is likely vegetation communities are under-recorded due to time of survey.	Assumed no NNIPS. Negative indicator for channel bed siltation manually increased as we feel the raw results do not accurately represent the reach.	Yes (0.58)	Final condition score of **0.17** and River Type **H** results in a condition assessment of **Fairly Poor**.			

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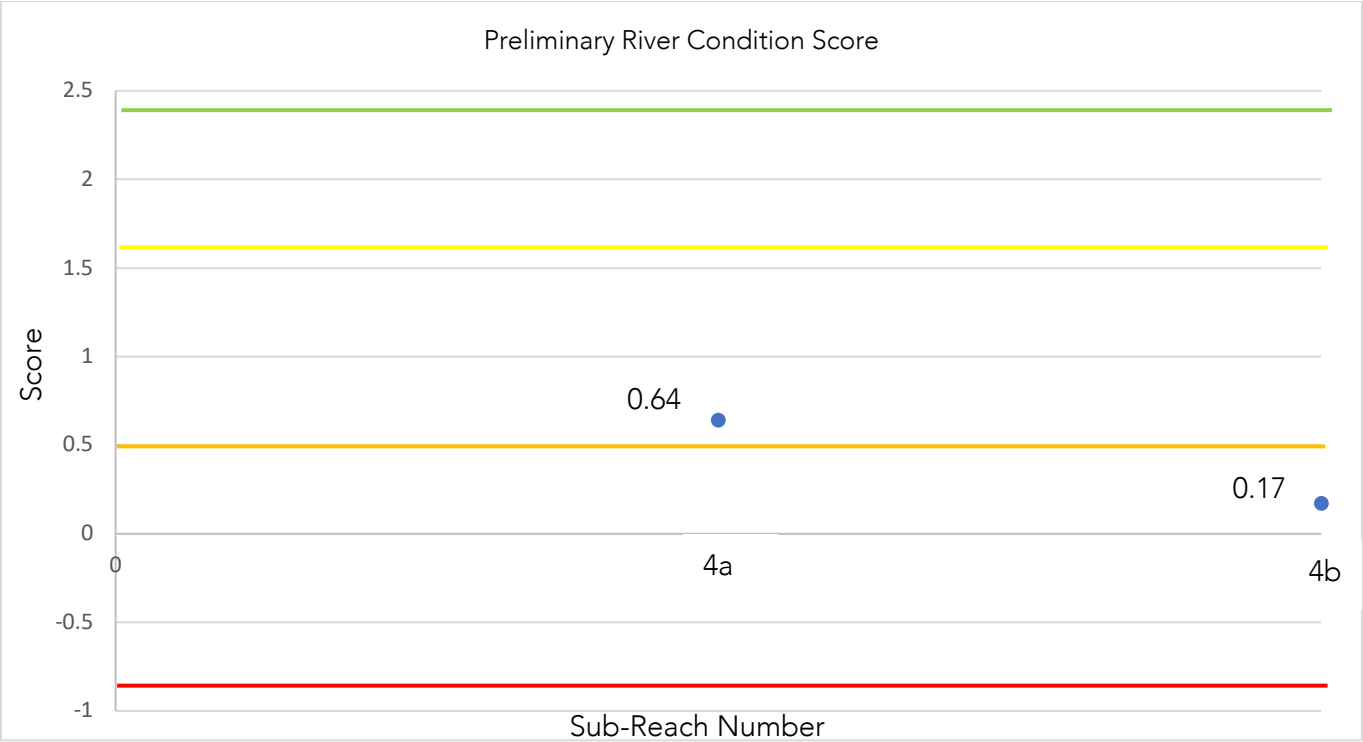
Figure 7: Preliminary condition score for each reach showing the river condition category boundaries for River Type H.



KEY: = >2.4 Lower threshold for good condition; = >1.6 Lower threshold for fairly good condition; = >0.5 Lower threshold for moderate; = <-0.9 Lower threshold for fairly poor.

3.2.1 MoRPh River Type Pro Survey Results

The watercourse was River Type H; straight sinuous, with no bedrock present (A6), silt was the coarsest bed material present (A7) and clay was the average alluvial bed material size class (A8). Due to the Shape Score results being 0.81 for sub-reach 4a and 0.58 for sub-reach 4b, and based upon the geomorphology of the sub-reaches of the watercourse it is considered that these reach sections have been over deepened and the BNG score is therefore reduced from moderate to **fairly poor BNG condition** for sub-reach **4a** and from fairly poor to **poor BNG condition** for sub-reach **4b**.

Following the overdeep adjustment, all sub-reach conditions were reduced by one category for entering into the metric Calculation Tool, resulting in the scores shown in Table 7 below.

Table 7: Summary of baseline assessment for river habitats

Sub-Reach Number	Broad Habitat	Distinctiveness	Length (km)	Condition	Units
4a	Other rivers and streams	High	0.204	Fairly poor	1.56
4b	Other rivers and streams	High	0.057	Poor	0.34
		Totals	0.33		1.90

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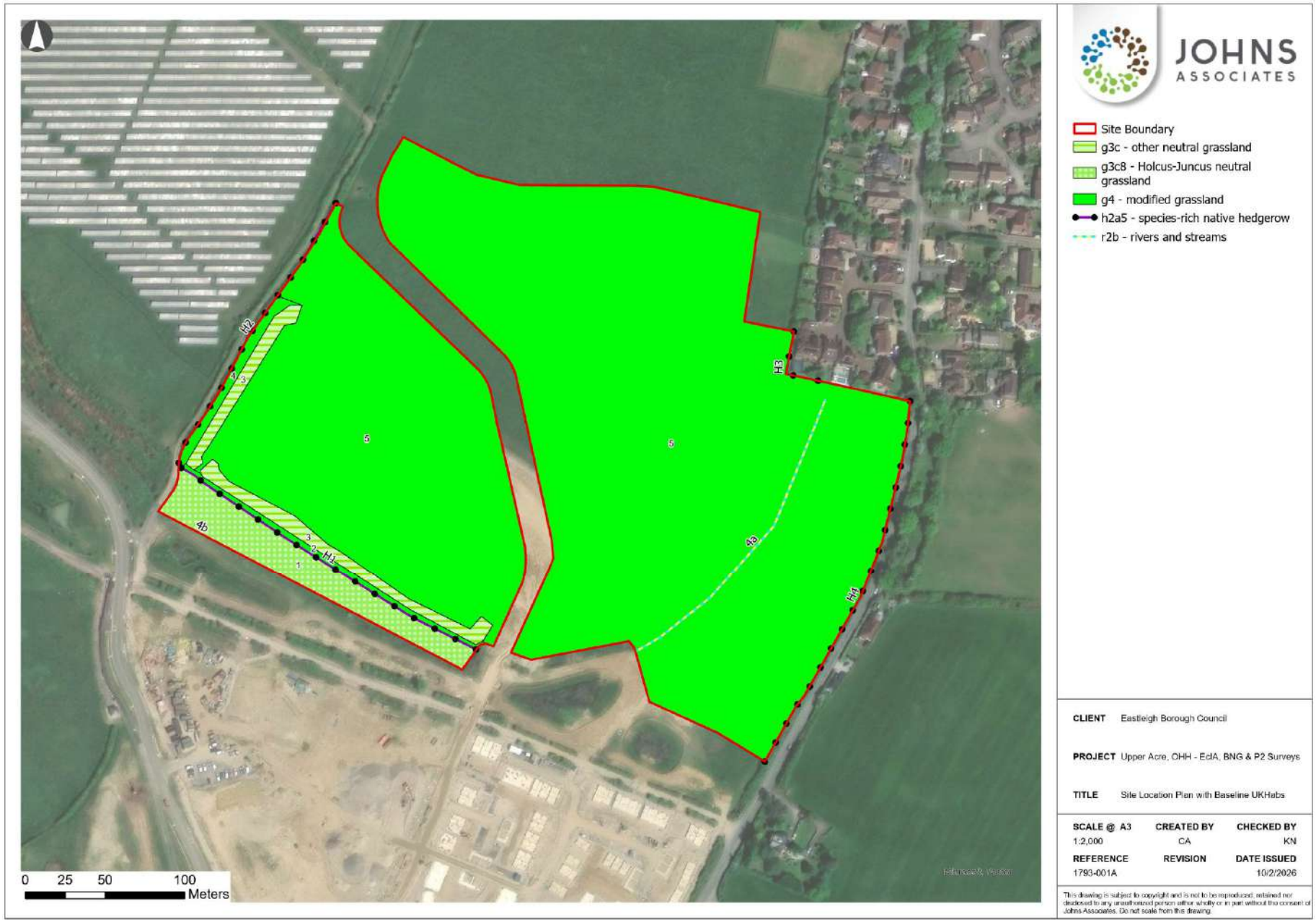
Figure 8: Baseline UKHab



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3.3 POST-DEVELOPMENT

The Landscape and Ecological Strategy Plan, Drawing Reference 1560-HED-XX-ZZ-DR-L-0101 produced by Hyland Edgar Driver Landscape Architects and Urban Designers includes the retention of the existing watercourse and enhancement of the bankside habitats. Post-development habitats are shown in Figure 9.

A full MoRPH scenario assessment has not been conducted for the post-development BNG. The BNG has been made from reduction in over-deepening. Should further full assessment be conducted on the watercourse BNG, further higher BNG units may be achievable as a result of the improvement of marginal vegetation structure, a reduction in shading, reduction in sedimentation and provision of dead wood.

Marginal aquatic vegetation will be planted along the bank toes, and a larger buffer will be created in some sections. One section will be culverted which will result in 16 m loss in stream habitat. The reduction in encroachment from around 4.5 m in the baseline from agricultural use of the land restored in the buffer provides some compensation to offset the loss from the culvert, however there is a BNG loss. Table 8 provides the % of encroachment within each encroachment band; encroachment has been classed as any urban UKHab code.

Table 8: % of Encroachment of Banks of Watercourse Post Development

Riparian Zone Encroachment Band for a Bank	Definition	Left Bank Post Development Encroachment %	Right Bank Post Development Encroachment %
4a			
No encroachment	No encroachment within 10 metres of bank top	N/A	N/A
Minor	Any encroachment 8 to 10 metres from the bank top (covering up to 100% of area); or where the footprint of encroachment occupies 0-10% of the riparian zone area 4 to 10 metres from bank top.	8.12% in 8-10 m 21.03% in 4-10 m	8.9% in 8-10 m 26.6% in 4-10 m
Moderate	Where the footprint of encroachment occupies between 10% to 25% of the riparian zone area 4 to 10 metres from the bank top.	21.03% in 4-10 m	26.6% in 4-10 m
Major	**Any encroachment 0 to 4 metres from the bank top; or Where encroachment occupies greater than 25% of the total riparian zone area 4 to 10 metres from the bank top.**	**2.6% - encroachment within 0-4 m so this band is used.**	**3.7% - encroachment within 0-4 m so this band is used.**
4b			
No encroachment	No encroachment within 10 metres of bank top	0%	0%
Minor	**Any encroachment 8 to 10 metres from the bank top (covering up to 100% of area); or where the footprint of encroachment occupies 0-10% of the riparian zone area 4 to 10 metres from bank top.**	**0%**	**4.44% - so this band is used.**
Moderate	Where the footprint of encroachment occupies between 10% to 25% of the	0%	5.37% which is <10% so this encroachment band is scoped out.

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Riparian Zone Encroachment Band for a Bank	Definition	Left Bank Post Development Encroachment %	Right Bank Post Development Encroachment %
	riparian zone area 4 to 10 metres from the bank top.		
Major	Any encroachment 0 to 4 metres from the bank top; or Where encroachment occupies greater than 25% of the total riparian zone area 4 to 10 metres from the bank top.	0%	0%

Table 9 below details the post-development results of the BNG assessment of the watercourse.

Table 9: Summary of post-development assessment for rivers

Sub-Reach Number	Broad Habitat	Distinctiveness	Length (km)	Condition	Units
4a	Culvert	Low	0.016	Poor	0.01
4a	Other rivers and streams retained	High	0.0.18	Fairly poor	0.14
4a	Other rivers and streams created	High	0.17	Fairly poor	0.35
4b	Other rivers and streams created	High	0.057	Poor	0.11
Totals			**0.26**		**0.61**

3.3.1 Headline Results

As demonstrated in Table 10 below, the Site is predicted to loose -67.88%. The site required 1.31 units to make a BNG.

Table 10: Summary of biodiversity net gain assessment

Unit Type	Baseline Units	Post-development Units	Net Unit Change	% Change	Trading Rules Satisfied?
Other rivers and streams	1.90	0.61	-1.29	-67.88%	No

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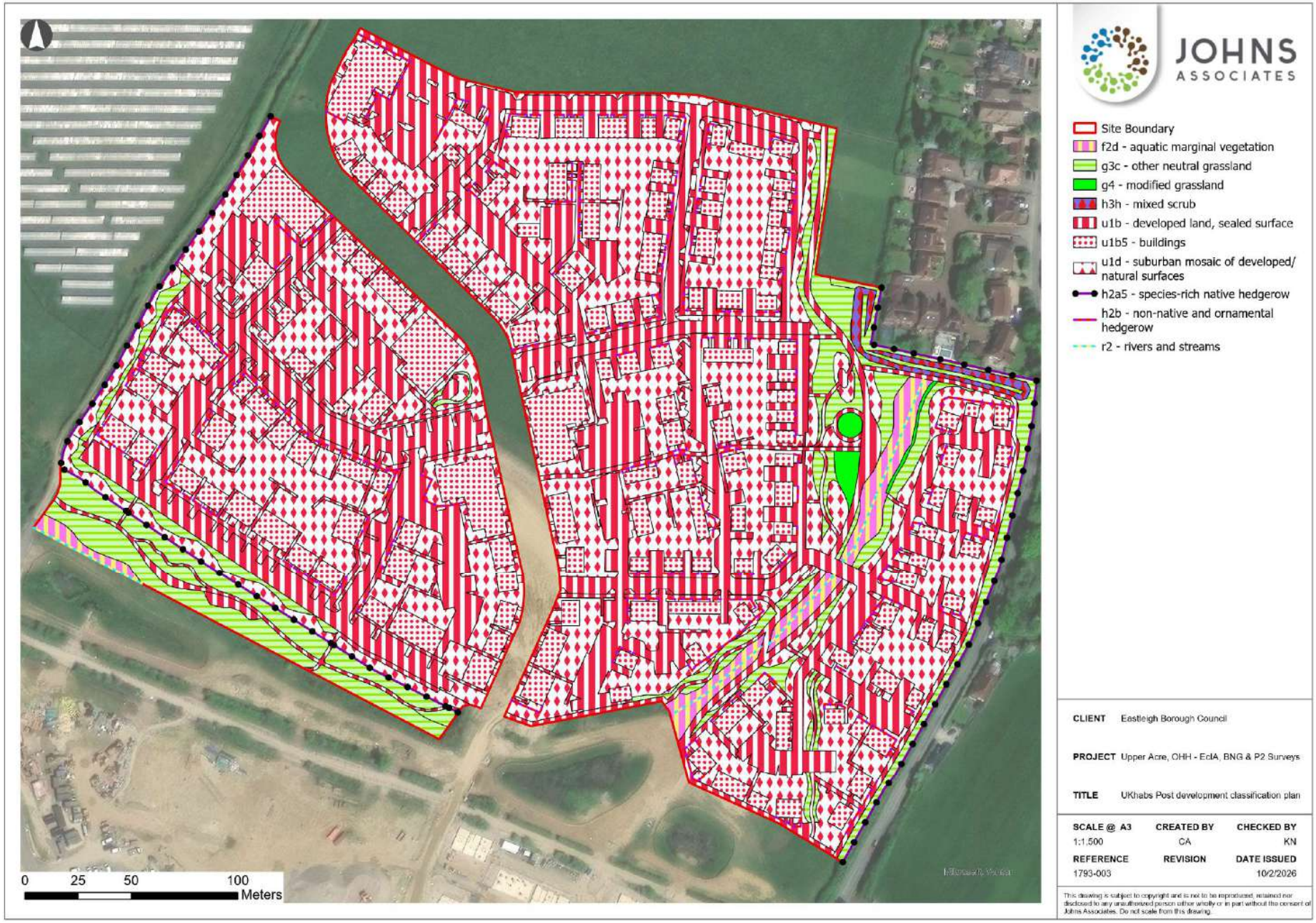
Figure 9: Post-development Habitats



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3.3.2 Compensation and Enhancement Measures

Table 11 below details the requirements of the compensation and enhancement measures which will be implemented in order to achieve the net gain in river units stated in Table 10 above. These should be read in conjunction with the Landscape Ecological Management Plan (LEMP) and Habitat Monitoring and Management Plan (HMMP).

Table 11: Summary of river biodiversity net gain assessment

Sub-reaches	Proposed Compensation or Enhancement Measure	Target Condition	Delivery Details
4a	Enhanced banktop managed ground cover within riparian zone. Placement of deadwood.	Cartographer assessment required	Manage riparian zone to create varying habitat types, with some areas mowed/cut on rotation and/or left long year-round. Minimise public access. Inert gravel and pebble sized substrate used to increase bed level and a clay cap placed on top.
4b			

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4 CONCLUSIONS

It is predicted that Upper Acrea will achieve a net loss of **67.88%** (1.31 unit) in river habitats, with the trading rules not met.

A full MoRPH scenario assessment has not been conducted for the post-development BNG. Should further full assessment be conducted on the watercourse BNG, further BNG units may be achievable as a result of the improvement of marginal vegetation structure, a reduction in shading, reduction in sedimentation and provision of dead wood.

A CEMP will be produced under OPP Planning Condition 12 and will set out avoidance and mitigation measures during construction, particularly in relation to prevention of pollution into the watercourse, and encroachment of construction vehicles and plant into the riparian zone. A LEMP and HMMP will also be required to ensure that the required habitats and habitat conditions are created, maintained, and monitored appropriately to ensure that the BNG conditions stated within this assessment are achieved. Monitoring Site visits will be required to be conducted in Years 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30 and follow up Site visits will also be required following any remediation measures being implemented to ensure success.

If any significant changes to the proposals occur, a reassessment of the potential impacts may be required.

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APPENDIX A – SITE PHOTOS

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4A module 1 across

4A module 1 downstream

4a module 1 upstream

4a module 2 across

4a module 2 downstream

4a module 2 upstream

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4a module 3 across

4a module 3 downstream

4a module 3 upstream

4a module 4 across

4a module 4 downstream

4a module 4 upstream

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4a module 5 across

4a module 5 downstream

4a module 5 upstream

4b module 1 across

4b module 1 downstream

4b module 1 upstream

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4b module 2 downstream

4b module 2 upstream

4b module 3 across

4b module 3 downstream

4b module 3 upstream

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4b module 4 across

4b module 4 downstream

4b module 4 upstream

4b module 5 across

4b module 5 downstream

4b module 5 upstream

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APPENDIX C BASELINE BNG CONDITION ASSESSMENTS

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Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

Habitat Description

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site Upper Acre OHH	**Survey date and Surveyor name**	29-09-25 Tessa Pepler									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		**Habitat parcel reference**										
		1	3 bund									
Condition Assessment Criteria		**Grid reference**										
		Mod	Mod									
		Criterion passed (Yes or No)										**Notes (such as justification)**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Y	Y									
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N	Y									
C	Cover of bare ground is between 1% and 5%, including localised areas, for example rabbit warrens[2].	Y	N									
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	Y									
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Y	N									
Additional Criterion - must be assessed for all non-acid grassland types												
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	N	N									
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		N	N									
Number of criteria passed		4	3									
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										
Acid grassland types (Result out of 5 criteria)												
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	Y	Y									
Passes 2 or fewer criteria	Poor (1)											

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

Habitat Description

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site Upper Acre OHH	**Survey date and Surveyor name**	29-09-25 Tessa Pepler									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		**Habitat parcel reference**	2	4	5							
		Grid reference	Poor	Poor	Poor							

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	N	N								
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	N	N								
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y	Y								
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	N	Y								
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y	N	Y								
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	Y	Y								
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	Y	Y								
	Essential criterion achieved (Yes or No)	N	N	N								
	Number of criteria passed	5	3	5								

Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 6 or 7 criteria including passing essential criterion A	Good (3)										
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)										
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Y	Y	Y							

Suggested enhancement interventions to improve condition score

Footnotes

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral **Sparsely vegetated land - Tall forbs** **Urban - Allotments** **Urban - Biodiverse green roof** **Urban - Bioswale** **Urban - Cemeteries and churchyards** **Urban - Facade-bound green wall** **Urban - Ground based green wall** **Urban - Intensive green roof** **Urban - Open mosaic habitats on previously developed land** **Urban - Rain garden** **Urban - Sustainable drainage system (SuDS)** **Urban - Vacant or derelict land** **Urban - Bare ground**			
Habitat Description			
SUDS			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site Upper Acre OHH	**Survey date and Surveyor name**	29-09-25
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	6

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement[2]) cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y	
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].	Y	
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Y	
Additional Criterion - must be assessed for **Intensive green roofs** only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for **Biodiverse green roofs** only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.**		
		Essential criteria relevant for habitat type achieved (Yes or No)	Y
		Number of criteria passed	5

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)** :		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	Y
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 3 core criteria.	Poor (1)	
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 4 criteria.	Poor (1)	
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 2 or fewer of 5 criteria.	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-Site Upper Acre OHH	**Survey date and Surveyor name**	29-09-25 Tessa Pepler
		Survey reference (if relating to a wider survey)	T2 = semi-mature ash
Limitations (if applicable)	N/A	**Habitat parcel reference**	T2
		Grid reference	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Y										
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).	Y										
C	The tree is mature (or more than 50% within the block are mature)[1].	N										
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.	Y										
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N										
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y										
	Number of criteria passed	4										

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)										
Passes 3 or 4 criteria	Moderate (2)	Y									
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Suggested enhancement interventions to improve condition score [2]

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

H1 = Species rich hedgerow only
H2 = Sp. Poor hedgerow only
H3 = Sp. Rich hedgerow and trees
H4 = Sp. Rich hedgerow only

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site - Upper Acre, OHH	**Survey date and Surveyor name**	29-09-25 Tessa Pepler
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H1	H2	H3	H4							
				Grid reference										
				Poor	Good	Good	Good							
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	Y	Y	Y							
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice)	Y	Y	Y	Y							
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	N	Y	Y	Y							
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	N	Y	Y	Y							

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	Y	Y	Y							
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	Y	Y	Y							
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Y	Y	Y	Y							
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	Y	Y	Y							
Additional group - applicable to hedgerows with trees only														
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.			Y								
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.			Y								

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

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

Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2

APPENDIX D POST-DEVELOPMENT BNG CONDITION ASSESSMENTS

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Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub **Heathland and shrub - Gorse scrub** **Heathland and shrub - Hawthorn scrub** **Heathland and shrub - Hazel scrub** **Heathland and shrub - Mixed scrub** **Heathland and shrub - Dunes with sea buckthorn (H2160)** **Heathland and shrub - Willow scrub**			
Habitat Description			
Mixed scrub			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	On-Site Upper Acre	**Survey date and Surveyor name**	Tessa Pepler Post Development November 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	h3h
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). [1] - At least 80% of scrub is native, - There are at least three native woody species [2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran [3]) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species [4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition [6] make up less than 5% of ground cover.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
		Number of criteria passed	Y

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	3
Passes 2 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

On-site or off-site, site name and location	Upper Acre	**Survey date and Surveyor name**	Tessa Pepler Post Development November 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	1

Habitat Description

Other neutral grassland

ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). [1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Y	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens [2].	N	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	
E	Combined cover of species indicative of suboptimal condition [3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species [4] (as listed on Schedule 9 of WCA [5]) are present, this criterion is automatically failed.	N	

Additional Criterion - must be assessed for all non-acid grassland types

F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	N	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		3	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	3
Passes 2 or fewer criteria	Poor (1)	
Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Native species rich hedgerow

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-Site Upper Acre	**Survey date and Surveyor name**	Tessa Pepler Post-Development November 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H1 & H2	New hedge									
				Grid reference										
				Good	Moderate									
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	N									
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice)	Y	N									
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	Y									
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Y									

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	Y									
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N									
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Y	Y									
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	Y									
Additional group - applicable to hedgerows with trees only														
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.											
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.											

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

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

Condition categories for hedgerows with trees			Score achieved						
Category	**Category Requirements**	**Metric score**							
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3							
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2							

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Upper Acre on-site	**Survey date and Surveyor name**	Tessa Pepler Post Development November 2025
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	g4
Grid reference		**Habitat parcel reference**	
Habitat Description			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) [2].	N	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species [3] (as listed on Schedule 9 of WCA [4]).	Y	
	Essential criterion achieved (Yes or No)		Y
	Number of criteria passed		4

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	4
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Suggested enhancement interventions to improve condition score