

NAVIGATOR QUARTER, LAND ADJACENT TO SOUTHAMPTON AIRPORT

ENVIRONMENTAL STATEMENT ADDENDUM

HYBRID PLANNING APPLICATION

February 2026

blocwork (Eastleigh) LLP
&
Southampton International Airport Ltd

NAVIGATOR QUARTER

Environmental Statement Addendum

NAVIGATOR QUARTER, LAND ADJACENT TO SOUTHAMPTON AIRPORT

Hybrid Planning Application

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Our reference: 31794 Environmental Statement Addendum

Date: 17.02.2026

1. Non-Technical Summary

1.1 This Environmental Statement (ES) Addendum has been prepared following amendments to the application for the Navigator Quarter that have been made following the receipt of comments during the consultation phase.

1.2 The original application was submitted to Eastleigh Borough Council in June 2025 for the development of the Site to provide new employment units with supporting infrastructure. The new employment units are proposed for flexible use across Classes E (g) (ii & iii), B2 and B8, with ancillary offices, car parking, service yards, infrastructure, landscaping, ancillary structures and associated works plus the provision of access to the site.

1.3 The application is submitted in hybrid form, with the access works, comprising improvements to Mitchell Way submitted in detail, whilst the development of the employment areas is submitted in outline to retain flexibility to accommodate future occupier's requirements.

1.4 This ES Addendum has been prepared to summarise the changes that have been made to the application, and consider whether these affect the conclusions of the original ES. Where additional or amended information is provided to supplement that provided in the original ES, this is included in this Addendum.

1.5 No changes have occurred to the Local or National Planning Policy Framework since the existing permission was decided and therefore no planning policy update is provided in this ES Addendum.

1.6 There are also no known changes to the site context or condition that need to be considered in this ES Addendum.

1.7 The description of development has not changed for the application, neither have the proposed means of access to the site or the quantum of development that is proposed.

1.8 The amendments to the planning application have resulted in amendments to the submitted planning drawings, including the following:

- A revision to the red line to reduce the extent of the proposed works so that the application boundary no longer extends into the adjacent Site of Special Scientific Interest. This is as a result of changes to the proposed drainage strategy
- Amendments to the Parameters Plan to incorporate:
    - More detail in respect of access provision for emergency services, active travel and to incorporate minor changes to the detailed design of the Mitchell Way Improvements
    - Revision of landscape and ecological buffers to ensure sufficient offset with retained habitat areas
    - Revision to maximum parameter heights to respond to sensitive receptors in the vicinity of the site
- Amendments to the illustrative layout plans, landscape concept plan and drainage strategy drawings to reflect changes to the planning drawings.

1.9 In preparing this ES Addendum consideration has been given to the full range of topics that were originally considered in the ES to support the initial planning application.

1.10 Following assessment of the changes to the application, additional information and clarification has been provided in respect of the follow topics:

1. Ecology & Biodiversity - EPR
2. Landscape & Visual – Stephenson-Halliday

1.11 With respect to the above, the matters related to Ecology and Biodiversity are clarifications of various points, where the proposed revisions do not affect the conclusions of the original ES and so an addendum to these chapters is not required.

1.12 The changes to the parameters plan to amend the landscape buffers and the maximum height parameters has amended the conclusions of the original Landscape and Visual Assessment and so an addendum to this is provided.

1.13 Following consultation comments, an amended Construction Environment Management Plan has also been prepared, which was included as an appendix to the original ES.

Ecology & Biodiversity

1.14 Following a review of the issues related to ecology and biodiversity, there have been no substantive changes to the proposed development that would affect the likely effects considered in the original ES. However, the proposed changes to the illustrative layout plans and the Parameters Plans have required an updated BNG metric to be prepared.

1.15 The amendment to the redline boundary, so that this no longer extends into the SSSI, and the associated changes to the drainage strategy to better reflect the existing hydrology of the area, mean that there will be no likely impacts on the adjacent SSSI and so the previous conclusions remain valid.

1.16 Clarification of buffer zones to existing habit and boundary areas also supports the original conclusions of the ES chapter relating to Ecology and Biodiversity.

1.17 The original ES included consideration of BNG related matters in Appendix 10.3, which was included within Technical Annex E. A revised version of this Appendix is therefore included in this Addendum to the ES.

Landscape & Visual Impact

1.18 An addendum to the Landscape and Visual Chapter is included to consider the changes to the proposed parameters plans, with updated wirelines and figures also provided to illustrate the effects of the amendments to the ES.

1.19 The conclusions of the Landscape and Visual Addendum show a minor improvement in the visual impact of the development, most noticeably when viewed from the residential properties at Campbell Road.

2. Introduction

2.1 This ES Addendum has been prepared to support amendments to the hybrid application for development of the Navigator Quarter on the land adjacent to Southampton Airport.

2.2 The hybrid application was submitted in June 2025 (ref: O/25/99506) on behalf of blocwork (Eastleigh) LLP & SIAL for:

> *Development of the land adjacent to Southampton Airport to provide employment floorspace of up to 92,000 sqm (GIA) within Use Classes E(g) (ii & iii), B2 and B8 with ancillary offices and areas for service yards, car parking, landscaping, ancillary buildings and associated activities, and access from Wide Lane (all matters reserved except for access). Full planning application for initial infrastructure works and construction of new access road including site levelling and other engineering works.* The development was granted planning permission by St Helens Borough Council on 23rd May 2025.

2.3 The Application Site covers an area of circa 33 Ha, and the proposed amendments to the application have amended the red line boundary. This change results from a revision to the proposed drainage strategy, to more closely reflect the existing hydrology of the site, which now negates the need for a discharge point across the adjoining SSSI where it adjoins the site in the north east.

2.4 This amendment will not affect the proposed use classes or increase the proposed amount of floorspace. Details of the layout, scale, appearance and landscape for the employment development are reserved for consideration at a later date to reflect occupier requirements.

2.5 The principles of access to the site will also be retained, with vehicular access from Mitchell Way via an improved vehicular access that also incorporates provision for active travel to and from the site. Minor changes have been made to the detailed design of the access, which is submitted in detail, but these do not have any material effect on the access principles or the conclusion of the original chapter covering Transport and Access mattes.

2.6 This ES Addendum has been prepared to consider any changes in the site condition since the last EA submission and also to assess the potential for any additional significant impacts as a result of the proposed amendments to the planning permission.

2.7 In support of the original application, the applicant submitted an ES to the Council following their Screening Opinion that an Environmental Impact Assessment was required to be submitted to consider the potential for significant impacts. As requested by the Screening Opinion, the ES addressed impacts of the development in respect of air quality, archaeology, climate change, ecology, landscape and visual, socio-economic and transport. Cumulative and in combination effects were also assessed.

2.8 This ES addendum has been prepared by Michael Sparks Associates in accordance with statutory requirements and current industry accepted guidance for Environmental Impact Assessment (EIA), together with applicable national and international legislation for the EIA process.

2.9 As part of this review, contributions have been made by the following specialists:

- Planning Policy – Michael Sparks Associates
- Ecology - EPR
- Landscape & Visual Impacts – Stephenson Halliday

2.10 This ES Addendum should be read in conjunction with the original ES and ES Addendum that informed the existing permission, and demonstrates that no significant impacts are expected as a result of the development which would prevent the amended scheme coming forward as proposed by this application.

2.11 An electronic copy of the original ES is available via Eastleigh Borough Council's online planning register. Electronic and paper copies of the original ES and this ES Addendum can also be obtained upon request, by contacting Michael Sparks Associates (11 Plato Place, St Dionis Road, London SW6 4TU – planning@msa-architects.co.uk). Electronic and paper copies are subject to printing and postage costs, which will be confirmed once a request has been received. Please refer to 'Navigator Quarter – ES Addendum 2026' in any correspondence.

3. Background to the need for an ES Addendum

3.1 The original ES considered the likely impacts associated with development of the Navigator Quarter Air Quality, Archaeology, Climate Change, Ecology, Landscape and Visual Impact Socio-Economics and Transport as well as Cumulative Impacts.

3.2 The proposed amendments to the planning permission can briefly be summarised as follows:

- A revision to the red line to reduce the extent of the proposed works so that the application boundary no longer extends into the adjacent Site of Special Scientific Interest. This is as a result of changes to the proposed drainage strategy
- Amendments to the Parameters Plan to incorporate:
  - More detail in respect of access provision for emergency services, active travel and to incorporate minor changes to the detailed design of the Mitchell Way Improvements
  - Revision of landscape and ecological buffers to ensure sufficient offset with retained habitat areas
  - Revision to maximum parameter heights to respond to sensitive receptors in the vicinity of the site
- Amendments to the illustrative layout plans, landscape concept plan and drainage strategy drawings to reflect changes to the planning drawings.

3.3 Despite these changes to the development, the maximum floorspace proposed at the site remains 92,000 sqm (GIA).

3.4 The application is submitted in hybrid, with the proposed access forming a detailed part of the proposals, whilst the employment development is submitted in outline reserving matters relating to layout, scale, appearance and landscaping. The parameters plan sets out maximum extents of development relating to floorspace, heights and the extent of development plots and associated landscape and habitat buffers.

3.5 The layout and siting of the proposed employment development is illustrated by the submitted illustrative layout drawings, which better represent how the final form of development is more likely to appear. The assessments undertaken demonstrate how the final form of the employment units could come forward under the proposed parameters.

3.6 In order to meet the requirements of the EIA Regulations, it was considered that the proposed changes to the development only had any material impact upon the consideration of landscape and visual impacts. Due to the nature of the changes proposed, it is considered that the best approach to presenting this information is through the preparation of an ES Addendum.

3.7 The additional information set out within this Addendum has been reviewed under the framework of an EIA and this needs to be read in conjunction with the ES that supported the original application that was prepared in May 2026.

Legislative and Policy Context

3.8 As the existing application was submitted in June 2025, the most recent version of the NPPF is still the version was published in December 2025. Furthermore, there have been no updates since submission to the Eastleigh Local Plan. Therefore, there are no policy changes that need to be considered in this ES Addendum.

Changes to Baseline Conditions

3.9 There are no known changes to the baseline conditions that need to be considered in this Addendum.

Cumulative Impact Considerations

3.10 Cumulative Impacts were previously considered as part of the previous ES. Due to the nature of the changes to the application material, it has been assessed that there are no changes required to the potential for cumulative impacts over and above those already assessed.

Methodology Considerations

3.11 There have been no changes to the methodology for the assessment of the topics in the original ES that need to be considered.

Scope of this Addendum

3.12 The topic areas that were covered by the ES that supported the planning application have been considered to assess whether they would still have the potential to give rise to significant effects as a result of the proposed amendments.

Air Quality

3.13 As the site area has not changed to any material degree and the proposed quantum of floorspace and use classes has not changed from that set out in the original application, there will be no change in construction traffic, plant requirements, or operational trip generation associated with the proposed development. As such, the conclusions of the existing Air Quality chapter remain valid. Following submission of the application, minor clarifications have already been provided in the form of an errata sheet.

Archaeology

3.14 The minor change to the application site boundary makes a minor reduction to the area of land that the development will potentially affect. It is therefore considered that the original Archaeology Chapter of the ES does not require updating within this addendum.

Climate Change

3.15 As the site area has not changed to any material degree and the proposed quantum of floorspace and use classes has not changed from that set out in the original application, there will be no change in the effects on climate change that were assessed in the original ES. As such the conclusions of the original Climate Change remain valid.

Ecology

3.16 As the site area has not changed to any material degree and the proposed quantum of floorspace and overall nature of the application has not changed from that set out in the original application, there will be no change in the effects on Ecology that were assessed in the original ES.

3.17 Greater clarity relating to the definition of development parameters and the relationship with landscape and habitat buffers has been provided and changes are proposed to the drainage strategy to further reduce the likelihood of potential impacts on the nearby designated sites. As such the conclusions of the original Climate Change remain valid.

3.18 Amended information has been provided to clarify the anticipated effects of the development in respect of BNG, which is included in a revised appendix 10.3.

Landscape and Visual

3.19 The proposed changes to the application include changes to the parameters plan that affect maximum heights for any future development. These changes have been reviewed as part of the ongoing approach to minimise the visual effects of the development and it is considered that these will result in changes to the landscape and visual impacts that were considered in the original ES.

3.20 Therefore an addendum to the landscape and visual chapter is included in this ES Addendum.

Socio-Economics

3.21 As the proposed quantum of floorspace and use classes has not changed from that set out in the original application, there will be no change in the effects on Socio-Economics that were assessed in the original ES. As such the conclusions of the original Socio-Economic chapter remain valid.

Transport and Access

3.22 As the proposed quantum of floorspace, mix of uses and principles of access to the development remain unchanged, from that set out in the original application, there will be no change in the effects on Transport that were assessed in the original ES.

3.23 It is therefore considered that the original Transport and Access Chapter of the ES does not require updating within this addendum.

Summary

3.24 This addendum therefore only relates to the topics of Landscape & Visual Impact, where changes in residual impacts have been identified.

4. Landscape and Visual

Introduction

4.1 This LVIA addendum should read alongside the LVIA chapter submitted as part of planning application ref. O/25/99506, prepared by Stephenson Halliday. This addendum has been prepared to explain the changes to the design in relation to landscape and visual impact that have been made following feedback from Eastleigh Borough Council on the 26th October 2025. It also then reviews the original LVIA assessment to determine whether the changes would result in a change to any of the effects determined within the submitted LVIA chapter.

Methodology

4.2 This LVIA addendum will follow the same methodology as the submitted LVIA ES chapter (see Appendix 1). There have been no updates to the guidance that was reported previously within the submitted LVIA.

Consultee Responses

4.3 Below is a summary of the comments received from Eastleigh Borough Council in relation to the Landscape and Visual Assessment, primarily provided by their Landscape Officer:

- The parameter plan proposes a scale of; alignment, massing and heights of development, which would create an unacceptable landscape and visual impact upon the countryside, open spaces and a National Trail.
- The parameters seem excessive in relation to the likely scale of the scheme as set out in the illustrative scheme and at odds with the context of the site.
- The way forward is a modified parameter plan stepping back from the sensitive boundaries and showing reduced massing and heights in some areas.

4.4 The comments concluded by saying that the parameters showed a level of landscape impact that was too great. However, it also acknowledged that if the development that comes forward on the site were to be closer to that shown on the illustrative scheme that this was much closer to a size and scale that would be acceptable. The recommendation was to work on a revised set of parameters that focusses on refining the building line and heights to mitigate the concerns above.

Site Description, Context and Proposed Development

4.5 The description of the existing site and surrounding context along with the nature of the Proposed Development have not changed and remain as reported within the previously submitted LVIA. There have, however, been some minor changes to both the development parameters and the illustrative layouts presented as outlined below.

- The original parameters plan committed to a maximum GIA of 92,000 sqm. The Southern plot of the development is considered to be the part of the site that is best suited to accommodate larger units and a second illustrative layout has been prepared to identify how this would appear in the landscape context and what form this could be expected to take.
- The buildings parameters have been modified where they interact with Campbell Road to reduce the extent to which they are visible when viewed from this location. The parameter has been stepped down from the 21.8m parameter applied elsewhere in 3m increments to show 18.8m and 15.8m sections.
- Maximum heights above ordnance datum (AOD) defined for both plots with the north plot having a maximum AOD height of 34.28m and the south plot a maximum AOD height of 35.95m. The south plot also has a reduced height zone at the western edge due to restrictions associated with the airport where the maximum height AOD would be 29.65m.
- The comments received on the previous version of the scheme highlighted the differences between the illustrative scheme and the proposed development parameters. To present a 'worst case' scheme an alternative illustrative scheme has been produced which presents larger units within the scheme in line with the updated parameters.
- The design and access statement outlines that the building colours will be muted and of a similar palette using silvers and greys with similar detailing. The colours will be used across the various buildings to ensure that the development reads as one coherent scheme within the landscape.
- The use of curved/barrel vaulted roof forms will also be utilised on larger units with a height of 18m + to reduce their visual prominence.

4.6 The proposed changes to the development parameters are shown on Michael Sparks

Associates drawing no. NQS-MSA-SI-XX-SDR-A-2001 PL05 with the alternative illustrative layout shown on drawing no. NQS-MSA-SI-XX-DR-A-2005 PL02. To accompany these drawings an illustrative landscape masterplan has been prepared ref. Stephenson Halliday drawing no. 0940-05-04-1000 Ref 06 and accompanying sections ref. 0940-05-04-1001 Rev 03.

4.7 An updated set of wireline montages have been produced based on the revised parameters (NQS-MSA-SI-XX-SDR-A-2001 PL05) and alternative illustrative scheme (NQS-MSA-SI-XX-DR-A-2005 PL02). Please see Figures 1 to 12 in updated Appendix 11.4. Figure 13 in updated appendix 11.4 shows the updated Zone of Theoretical Visibility (ZTV) for the proposed development, which shows the extent of visibility remains broadly as previously assessed.

Previously Reported Effects

4.8 The table below provides a summary of the effects assessed within the submitted ES chapter. Only effects greater than Negligible magnitude and/or Negligible significance are included in the summary table, significant effects are shown in **bold** text and underlined. Effects after 15 years are also listed where they differ from year 1 effects.

Table 4.5 Summary of Effects from submitted ES chapter

Receptor	Description	Sensitivity	Magnitude	Significance	Beneficial / Neutral / Adverse
Landscape / Townscape Character					
LCA 4 – Southampton Airport	Intensification of use and built form within the airport boundary	Low	Moderate	Moderate / minor	Neutral
LCA 3 – Lower Itchen Floodplain	Introduction of built form adjacent to the character area	Medium / high	Small	Moderate / minor	Adverse
Eastleigh, Chandler's Ford and Hiltingbury Townscape	Effects limited to Campbell Road area	Medium / low	Small	Minor	Adverse

Visual Receptor Groups

Receptor	Description	Sensitivity	Magnitude	Significance	Beneficial / Neutral / Adverse
Views from Eastleigh	Limited views and within the context of existing large commercial development	Medium / high	Negligible	Minor / negligible	Adverse
Views from Campbell Road (Year 1)	Views from road and from rear of properties looking southwards	Medium / high	Moderate	**Major / moderate**	Adverse
Views from Campbell Road (Year 15)	Increased level of screening provided by new planting and management of the existing within the site	Medium / high	Moderate	**Moderate**	Adverse
Views from Bishopstoke (Year 1, winter)	Filtered views through vegetation towards proposed development in context of existing built form	Medium / high	Slight	Moderate / minor	Adverse
Views from Bishopstoke (Year 1, summer and year 15)	Further filtering of views as mitigation planting matures	Medium / high	Slight / negligible	Minor	Adverse
Views from the area of countryside between Allington and West Horton	Filtered views towards tops of proposed development parameters from limited locations within group	Medium / High	Minor / Negligible	Minor	Adverse

Key Routes

Receptor	Description	Sensitivity	Magnitude	Significance	Beneficial / Neutral / Adverse
Eastleigh to Fareham Line	Filtered views when passing by border of the north plot	Medium	Slight	Moderate / minor	Adverse
The Itchen Navigation Heritage Trail (Year 1)	Views through vegetation and at points over vegetation along section between	Medium / high	Moderate	**Moderate / major**	Adverse
	railway line and Decoy Covert				
The Itchen Navigation Heritage Trail (Year 15)	Increased filtering of views through vegetation	Medium / high	Moderate	**Moderate**	Adverse

Designated Areas

Itchen Valley Country Park – Wooded Area	Possible views primarily in winter months, glimpsed in nature from elevated part of grassland area	Medium / high	Negligible	Minor Negligible	Adverse
Itchen Valley Country Park – Water Meadows South	Views largely screened by Decoy Covert but some partial views back from some locations	Medium / high	Slight	Moderate / minor	Adverse
Itchen Valley Country Park – Water Meadows North	More direct view towards vegetation that borders the site with proposed development parameters visible over tree line. Area is least accessible part of the wider park	Medium / high	Moderate	**Moderate**	Adverse

Lakeside Country Park	Very limited scope for views towards the site from within the country park	Medium / high	Negligible	Minor / Negligible	Adverse

Effects on Landscape Character

4.9 The effects on the landscape character of the site and study area have not changed and remain as were reported within the previously submitted LVIA.

Visual Effects

4.10 Visual effects will remain largely as reported within the previously submitted LVIA with the exception of those associated with the Campbell Road area. Here, the stepped approach to the proposed development parameters along this boundary have resulted in the parameter line dropping considerably from what was previously assessed as shown on Viewpoint 11. Given the existing industrial context the scale of change is considered to have reduced from medium / large to medium resulting in a **Moderate Adverse** effect, this effect would be considered significant. Following establishment of tree planting and accounting for the active management and improvement of existing areas of scrub within the site boundary, by Year 15 the effect is expected to remain **Moderate Adverse** and significant.

Conclusion

4.11 The proposed amendments to the proposed development parameters succeed in reducing the prominence of the development when viewed from Campbell Road. Elsewhere, the proposed parameters remain largely as assessed but with greater certainty provided regarding the size and scale of buildings that could come forward on the site, the overall quantum of development, as well as commitments to ensure that any design and colouring is sympathetic to the surrounding landscape. A second illustrative layout sought to present a 'worst case' in terms of how a realistic development scenario would be built out on the site. There are no significant landscape effects assessed with significant visual effects confined to the immediate vicinity of the development where it would be perceived as an extension of the existing industrial context of the wider area and airport.

5. Concluding Remarks

5.1 The amendments to the Hybrid application have been considered against the topics that were assessed in the initial ES to identify whether the proposed changes change the conclusions that were previously made.

5.2 In respect of all matters apart from Landscape and Visual Impact, no potential for additional impacts arising from the proposal have been identified. Clarification has, however, been provided to clarify the anticipated on-site BNG provision based on an amended illustrative layout for the proposals, and to provide an updated CEMP that takes account of consultation responses.

5.3 In respect of cumulative impacts, no additional effects were identified following the changes, so therefore the only topic that needed further consideration in this ES Addendum related to Landscape and Visual matters. An LVIA Addendum has therefore been prepared and is contained within this ES Addendum with updated photomontages that reflect the changes made to the Parameters Plan.

5.4 The addendum to the LVIA identifies that the changes will rdeuce the potential visual effects of the proposed development from identified viewpoints when compared to the originally submitted application. This is most notable from shorter range views from Campbell Road towards the Site.

5.5 In respect of other longer range views, it is considered that whilst the proposed development will be visible from certain identified viewpoints, the use of appropriate materials and considered design particularly curved/barrel vaulted roof form for larger employment units, will provide mitigation to reduce visual impacts.

Appendices

1. Amended Appendix 10.3 – Biodiversity Net Gain Report

ECOLOGICAL EXPERTISE, EVOLVED

Southampton Airport – Navigator Quarter

Appendix 10.3: Biodiversity Net Gain Report

Prepared on behalf of

Blocwork (Eastleigh) LLP/SIAL

Final Report

16 February 2026

31/26-3F

Southampton Airport – Navigator Quarter

Appendix 10.3: Biodiversity Net Gain Report

Report Release Sheet

Draft/Final:	Final Report
Issue Number:	31/26-3F
Date:	16 February 2026
Client:	Blocwork (Eastleigh) LLP/SIAL
Main Author(s):	Alison Hogan BSc (Hons) MSc MIEEM
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Southampton Airport – Navigator Quarter

Appendix 10.3: Biodiversity Net Gain Report

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APPENDICES

Appendix 1 BNG Calculation

Southampton Airport – Navigator Quarter

Appendix 10.3: Biodiversity Net Gain Report

BIODIVERSITY GAIN VALIDATION STATEMENT

This Statement provides the minimum information required for Eastleigh Borough Council to validate the planning application for the Proposals, as set out in Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended by The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024).

EPR hereby confirms that the Applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition.

The on-site pre-development biodiversity value is taken to be the date that the Application is submitted. No activities resulting in a loss of on-site biodiversity value (degradation) have taken place between 30 January 2020 and this date.

A completed Statutory Biodiversity Metric Calculation Tool (published on 23rd July 2024) has been submitted with the Application as part of the Information for Biodiversity Net Gain Pack. This shows the calculations of the pre-development biodiversity value of the onsite habitat on the date of application. The baseline on-site biodiversity value is calculated as follows:

- 210.62 Area Habitat units
- 1.72 Hedgerow units
- 0 Watercourse units

Plans, drawn to an identified scale and showing the direction of North, are included within this document **(Figures 1 - 3)** showing the on-site habitat existing on the date of application, including any irreplaceable habitat if present.

Southampton Airport – Navigator Quarter

Appendix 10.3: Biodiversity Net Gain Report

1. INTRODUCTION

Scope

1.1 This Technical Appendix sets out the details of the Biodiversity Net Gain calculations completed for the proposed development including:

- Assessment Methodology;
- Summary of evidence underpinning Metric decisions;
- Assumptions and Limitations;
- Headline Results;
- Summary of proposed significant on-site habitat enhancements;
- Overview of proposed arrangements for BNG delivery and monitoring.

1.2 It is equivalent to the 'BNG Design Stage Report' recommended by the Chartered Institute of Ecology and Environmental Management (CIEEM) in their Biodiversity Net Gain Report & Audit Templates guidance document (CIEEM, 2021a).

Description of Site

1.3 The application site is 34 hectares in size and located between the town of Eastleigh and the city of Southampton, falling within the boundary of Eastleigh Borough Council. Southampton Airport is located immediately to the south and west of the site, on the edge of the city's suburbs. To the immediate north of the site is a train depot, located at the convergence of trainlines from Southampton and Portsmouth. Sandwiched between the train depot land there is a residential area on Campbell Road, which is in a conservation area and Barton Park Industrial Estate is located beyond the depot to the north.

1.4 The site is formed of 2 plots, a larger area immediately adjacent to the Airport that is known as the South Plot, and an area of land to the north of this, known as the North Plot, which is separated from the South Plot by an area of landscape that has established on a now raised railway embankment that is now redundant and has become overgrown. The nearby railway lines form the northern boundaries to the application site, with the railway raised on an embankment.

Description of Development

1.5 The Proposals are described in the application documents as follows:

Hybrid Planning Application - Outline application for development of the land adjacent to Southampton Airport to provide employment floorspace of up to 92,000 sqm (GIA) within Use Classes E(g) (ii & iii), B2 and B8 with ancillary offices and areas for service yards, car parking, landscaping, ancillary buildings and associated activities, and access from Wide Lane (all matters reserved except for access). Full planning application for initial infrastructure works and construction of new access road including site levelling and other engineering works.

Legislation and Policy Context

1.6 A minimum 10% net gain in biodiversity, as measured by the Statutory Biodiversity Metric (DEFRA, 2024a,) is now a condition of most types of planning permission in England under the Environment Act 2021 and associated secondary legislation.

1.7 Guidance has clarified that where present on-site, the 10% gain requirement applies individually to three categories of habitat: 'Area Habitats', 'Hedgerows', and 'Watercourses'. This is measured in 'units' which can be delivered on-site, off-site, or a combination of both, and must be secured for a minimum of 30 years.

1.8 The National Planning Policy Framework (NPPF) (DLUHC, 2024) requires local plans to "identify and pursue opportunities for securing measurable net gains in biodiversity" and enhance the natural and local environment by "minimising impacts on and providing net gains for biodiversity".

Guidance

1.9 The following guidance documents have informed the BNG assessment and overall approach:

- Defra's Biodiversity Gain Guidance, available at: https://www.gov.uk/government/collections/biodiversity-net-gain;
- The Statutory Biodiversity Metric User Guide (DEFRA, 2024);
- The UK Habitat Classification Version 2.0 (UKHab Ltd, 2023);
- Biodiversity Net Gain. Good Practice Principles for Development – A Practical Guide (Baker et al., 2019);
- Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021a);
- Good Practice Requirements for Delivering Biodiversity Net Gain (On- and Off-Site) (CIEEM, 2021b); and
- BS8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification (BSI, 2021).

2. ASSESSMENT METHODOLOGY

Metric Version and Assessors

2.1 The Statutory Biodiversity Metric and Condition Assessments published July 23rd, 2024, were used for this BNG assessment.

2.2 The calculations were carried out by Andrew Cross BSc (Hons) MSc MCIEEM and Katrina Diedericks BSc (Hons), and reviewed by Alison Hogan BSc (Hons) MSc MCIEEM, all experienced ecologists and BNG practitioners.

Baseline Surveys

On-Site

2.3 Baseline habitat and condition assessment surveys were carried out by EPR botanists Andrew Cross BSc (Hons) and Katrina Diedericks BSc (Hons). The survey dates are as follows:

Table 2.1: Baseline habitat survey dates

Date	Survey Type	Surveyor(s)
November 2023	Grassland habitat survey	Andy Cross
September 2024	Grassland Habitat Survey and Condition Assessment	Andy Cross
April 2025	Habitat Survey and Condition Assessment	Andy Cross
November 2025	Update Habitat Survey and Condition Assessment	Katrina Diedericks

2.4 Habitat mapping was undertaken according to the UK Habitat Classification v.2.0 methodology (UKHab Ltd, 2023) and translated into BNG habitat categories where necessary (**Figure 1**).

2.5 Following the surveys, each area or length of habitat was assigned an individual 'Habitat ID' and mapped in ESRI ArcGIS software (**Figure 2**).

2.6 Detailed habitat descriptions, including species lists where appropriate, are set out in Technical Appendix 10.4 Botany.

Post-Development Plans

On-Site

2.7 The following plan produced by other technical consultants, submitted for approval with the Application, was used as the basis for the post-development calculations. These plans were imported into ArcGIS software, and each line or polygon was assigned a BNG habitat type and target condition (**Figure 3**):

- Illustrative Masterplan Landscape Proposals Drawing 1000 Rev 04.

Metric Inputs

2.8 As set out in the Statutory Metric User Guide (DEFRA, 2024), one of the key principles of the Biodiversity Metric is that "this biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice".

2.9 When completing a Metric, the assessor must therefore make a number of decisions based on available evidence (such as ecological survey data), professional judgement, and ecological expertise. The User Guide (DEFRA, 2024) also states that "Evidence for metric decisions should be provided and signposted within the 'User Comments' column of the biodiversity metric tool".

2.10 To ensure that the Metric Calculation Tool remains as user-friendly as possible, the following paragraphs expand upon the User Comments to provide more detail on the decisions behind the data entered into the Metric, where this is considered necessary and proportionate.

On-Site Habitat Type and Condition

Target Conditions

2.11 Target habitat conditions have been predicted with reference to the relevant Condition Assessment sheet (DEFRA, 2024b), with full details and justifications set out in the separate spreadsheet submitted with the Application.

2.12 The Target Conditions are considered to be realistic and achievable and will be delivered and maintained through the implementation of a Habitat Management and Monitoring Plan (HMMP), which will be submitted alongside the Biodiversity Gain Plan to discharge the general biodiversity gain planning condition, should consent be granted. A HMMP has not been submitted with this Application, as it is anticipated that a HMMP will be secured through a planning condition. Depending on the scope of ecological requirements and the preference of the Local Planning Authority, the HMMP may be submitted either as a standalone document (read in conjunction with a separate site wide Ecological Mitigation and Management Plan [EMMP]) or integrated within a broader Biodiversity Landscape Enhancement and Maintenance Plan (BLEMP).

Strategic Significance

2.13 A Local Nature Recovery Strategy has not yet been published for Hampshire. In the absence of the strategy habitats listed in the Biodiversity Plan for Eastleigh Borough were considered to have 'strategic significance' within the calculator.

Assumptions and Limitations

General Limitations of Metrics

2.14 As acknowledged in the User Guide (DEFRA, 2024), the Statutory Biodiversity Metric includes several inherent limitations. Extracts are provided below:

> *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 2).*

"This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice." (Principle 4)

This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance." (Principle 6)

2.15 In relation to Principle 2, protected and valued species are considered in detail as part of the EIA. This also includes avoiding and mitigating impacts and promoting enhancements such as the provision of wildlife boxes, the latter of which should also be taken into account when assessing the overall BNG that can be delivered by the Proposals.

3. SUMMARY OF RESULTS

Introduction

3.1 The following should be read with reference to **Figure 3** and the completed Metric Calculation Tool and Condition Assessment spreadsheets submitted separately with the Application.

Description of Baseline

3.2 The total number of on-site baseline units is calculated as follows:

- Area Habitats: 210.62 units
- Hedgerows: 1.72 unit
- Watercourses: 0 units

3.3 The main habitat type present is Other Neutral Grassland the northern field is mainly rank False-Oat Grassland with locally frequent thistles and nettles (NVC: MG1 species-poor). The northern edge is rabbit grazed and this short turf has moderate diversity (NVC: MG6). The southern field the grass dominated sward that is referrable to the NVC type MG6x (Rodwell et a., 2000). Managed with an annual mow for hay. The edges where not mown have developed into a rank grassland with scrub invasion. A less managed area of grassland on the southern edge by the beacon is rank, damp grassland. Tall Fescue *Schedonorus arundinaceus* has established here and forms locally dense, species-poor patches.

3.4 Areas of Other Woodland, Broadleaved are present in the southeast corner and along the eastern boundary, with mixed scrub. There is an area of scrub dominated by Hawthorn *Crataegus monogyna* s between the two fields with Occasional Oak *Quercus robur* and Ash *Fraxinus excelsior*.

The BNG Hierarchy

3.5 The Proposals were designed with ecological input from an early stage and due consideration has been given to the BNG Hierarchy throughout the master planning process.

3.6 The BNG Hierarchy, as set out in Article 37A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) requires developers to take the following steps in relation to BNG:

- Avoidance of adverse effects to on-site habitats of ‘Medium’ distinctiveness and above;
- Insofar as they cannot be avoided, mitigating those effects;
- Insofar as they cannot be mitigated; compensating for those effects by prioritising in order, where possible:

    1) Enhancement of existing on-site habitats;
    2) Creation of new on-site habitats;
    3) Allocation of registered off-site gains; and finally

4) Purchase of national off-site biodiversity credits.

3.7 **Table 3.1** sets out a summary of how the BNG Hierarchy has been applied by the Proposals.

Table 3.1: Application of the BNG Hierarchy

Action	Evidence of application
Impact Avoidance:	Retention of boundary habitats, including hedgerows, woodland belts, and scrub along site edges, particularly adjacent to the River Itchen SSSI. Retention of existing habitat features within the 20m SAC buffer, where feasible. No vegetation clearance or works within the retained areas.
Mitigation:	Works adjacent to sensitive habitats (e.g., River Itchen SSSI) will use non-invasive techniques to avoid surface habitat disturbance where possible. Buffer zones established for retained habitats, and appropriate pollution prevention and soil management measures will be implemented during construction, in line with the CEMP.
Compensation:	
Habitat enhancements (on-site)	Targeted scrub thinning, bracken management, and removal of invasive species to promote species diversity in retained habitats. Retention and enhancement of small areas of wet woodland and reedbed habitat. Deadwood left in-situ to support saproxylic species.
Habitat creation (on-site)	Native tree and scrub planting, creation of hedgerows and Other Neutral Grassland using a species-rich seed mix (e.g., Emorsgate EL1 or equivalent). 221 native and ornamental trees and 2.29 km of native species-rich hedgerows to be established across the site, balancing biodiversity enhancement with operational constraints (e.g., bird strike risk).
Off-site gains allocated to Application	Purchase of habitat units from Eastleigh Borough Council or approved habitat bank to meet residual BNG requirements:150 Other Neutral Grassland, 4.01 Scrub, and 0.6 Other Woodland; Broadleaved
Purchase of Biodiversity Credits	Purchase of off-site credits from Eastleigh Borough Council or a recognised habitat bank to secure minimum 10% BNG compliance under the Environment Act 2021 and DEFRA metric trading rules.

Headline Results

3.8 As set out in the Metric Calculation Tool submitted with the Application, the Proposals are predicted to deliver the following net gains, with all Trading Rules met:

- -148.28 area habitat units, or -70.40%
- 13.61 hedgerow units, or +791.32%

On-Site Proposals to Deliver Net Gain

On-site Habitat Creation

3.9 The proposals are anticipated to result in the planting of *c*.221 native and ornamental trees and the creation of *c*.2.29km of native species rich hedgerows which will be manged to deliver biodiversity enhancements while balancing the needs to avoid creating bird hazard due to the proximity of the airport. Other neutral grassland will be creating through the sowing of a General-Purpose Meadow mixture such as Emorsgate EL1 (or equivalent). As the majority of the

application is submitted in an outline, detailed landscape proposals will come forward to support Reserved Matters submissions.

Off-Site Proposals to Deliver Net Gain

3.10 Discussions are ongoing with Eastleigh Borough Council to secure the necessary biodiversity units required to achieve a 10% Biodiversity Net Gain. In accordance with statutory trading rules, credits for the following habitats will be sought:

- Other Neutral Grassland;
- Scrub; and
- Other Woodland, Broadleaved.

4. PROPOSALS FOR DELIVERY AND MONITORING

Delivery

On-Site

4.1 As stated in paragraph 2.12, should planning consent be granted a HMMP or BLEMP will be submitted alongside a Biodiversity Gain Plan to discharge the biodiversity gain planning condition. The mechanism for securing the delivery of significant on-site enhancements is to be agreed with Eastleigh Borough Council, but could take the form of a planning condition, planning obligation or conservation covenant.

Off-Site

4.2 Off-site BNG from a third party is secured through either a conservation covenant or S106 agreement.

Monitoring

On-Site

4.3 The successful establishment of newly created habitats, and progress of all habitats towards their post-development Target Conditions, will need to be regularly monitored to ensure that the predicted BNG will be realised on the ground. A consented HMMP or BLEMP will set out details of the proposed monitoring actions and frequency.

Conclusion

4.4 This Technical Report has set out the methodology and results of the Statutory Biodiversity Metric calculations completed for the Proposals and how the proposals will be able to demonstrate a 10% BNG through on-site habitat creation and the purchase of credits.

4.5 Should planning consent be granted, full details of the arrangements for the delivery of minimum 10% BNG will be set out in a Biodiversity Gain Plan and Habitat Management and Monitoring Plan and submitted to Eastleigh Borough Council for approval.

4.6 It is therefore concluded that the Proposals as envisaged would comply with the statutory minimum requirements for 10% biodiversity net gain as a condition of planning permission in England under the Environment Act 2021 and Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), as well as with the NPPF and local planning policy.

5. REFERENCES

The British Standards Institution (BSI) (2021). *BS 8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification.* British Standards Limited, 2021.

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Figures

Figure 1 Baseline Habitats
Figure 1.1 On-site Baseline Habitats North East
Figure 1.2 On-site Baseline Habitats East
Figure 1.3 On-site Baseline Habitats North West
Figure 1.4 On-site Baseline Habitats West
Figure 1.5 On-site Baseline Habitats South West
Figure 2 BNG Habitat Parcel Reference Numbers
Figure 3 Post-Development Habitats



Figure 1 On-site Baseline Habitats

KEY

- Site boundary
- Habitat reference numbers
- Tree
- Native hedgerow - associated with bank or ditch
- Line of trees
- Bracken
- Modified grassland
- Other neutral grassland
- Blackthorn scrub
- Bramble scrub
- Hawthorn scrub
- Mixed scrub
- Ruderal/Ephemeral
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Bare ground
- Reedbeds
- Other woodland; broadleaved
- Wet woodland

SCALE: 1:6,700 at A3

N

0 100 200 300 400 Metres

EPR

CLIENT: Bloc Works

PROJECT: Southampton Airport - Navigator Quarter

DATE: 13 February 2026

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P31/36

Aerial Image Microsoft, Vantor



Figure 1.1 On-site Baseline Habitats North East

KEY

- Site boundary
- Habitat reference numbers
- Tree
- Other neutral grassland
- Blackthorn scrub
- Bramble scrub
- Hawthorn scrub
- Mixed scrub
- Ruderal/Ephemeral
- Developed land; sealed surface
- Reedbeds
- Other woodland; broadleaved
- Wet woodland

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres

N

EPR

CLIENT: Bloc Works

PROJECT: Southampton Airport - Navigator Quarter

DATE: 13 February 2026

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P31/36

Aerial Image Microsoft, Vantor



Figure 1.2 On-site Baseline Habitats East

KEY

- Site boundary
- Habitat reference numbers
- Other neutral grassland
- Bramble scrub
- Hawthorn scrub
- Mixed scrub
- Ruderal/Ephemeral
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Bare ground
- Reedbeds
- Other woodland; broadleaved

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres

N

EPR

CLIENT: Bloc Works

PROJECT: Southampton Airport - Navigator Quarter

DATE: 13 February 2026

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Aerial Image Microsoft, Vantor

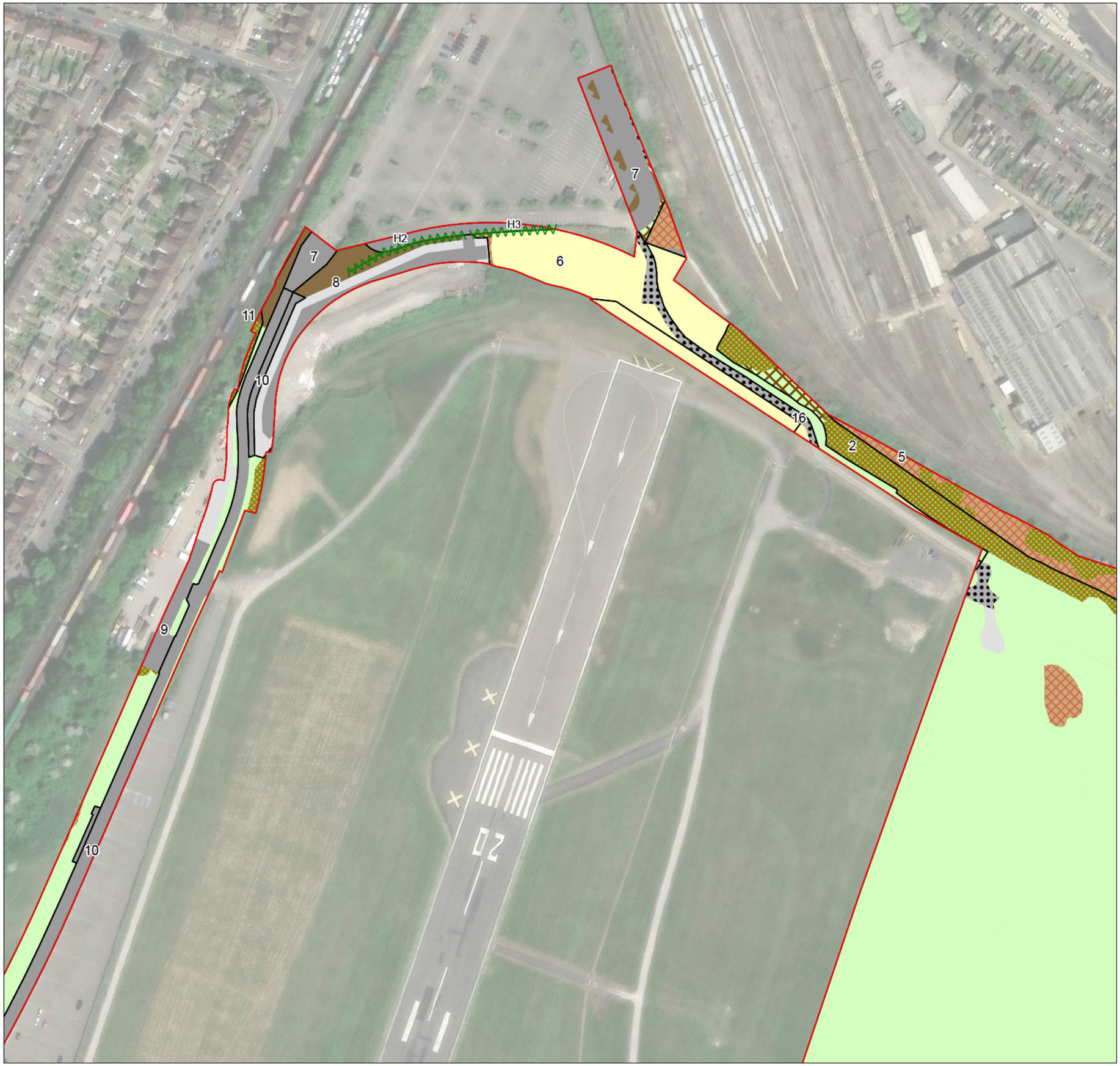


Figure 1.3 On-site Baseline Habitats North West

KEY

- Site boundary
- Habitat reference numbers
- Native hedgerow - associated with bank or ditch
- Bracken
- Modified grassland
- Other neutral grassland
- Bramble scrub
- Mixed scrub
- Ruderal/Ephemeral
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Bare ground

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres

N

EPR

CLIENT: Bloc Works

PROJECT: Southampton Airport - Navigator Quarter

DATE: 13 February 2026

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Aerial Image Microsoft, Vantor



Figure 1.4 On-site Baseline Habitats West

KEY

- Site boundary
- Habitat reference numbers
- Line of trees
- Other neutral grassland
- Bramble scrub
- Mixed scrub
- Developed land; sealed surface
- Introduced shrub
- Other woodland; broadleaved

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres

N

EPR

CLIENT: Bloc Works

PROJECT: Southampton Airport - Navigator Quarter

DATE: 13 February 2026

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P31/36

Aerial Image Microsoft, Vantor



Figure 1.5 On-site Baseline Habitats South West

KEY

- Site boundary
- Line of trees
- Habitat reference numbers
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres

N

EPR

CLIENT: Bloc Works

PROJECT: Southampton Airport - Navigator Quarter

DATE: 13 February 2026

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P31/36

Aerial Image Microsoft, Vantor



Figure 2 BNG Habitat Parcel Reference Numbers

KEY

Site boundary

Habitat reference numbers

SCALE: 1:6,500 at A3

Metres

0 100 200 300 400 500

N

EPR

CLIENT: Bloc Works

PROJECT: Southampton Airport - Navigator Quarter

DATE: 13 February 2026

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P31/36

Aerial Image Earthstar Geographics



Figure 3 On-Site Post Development Habitats

KEY

Site boundary

Retained

- Tree
- Bracken
- Other neutral grassland
- Blackthorn scrub
- Bramble scrub
- Hawthorn scrub
- Mixed scrub
- Ruderal/Ephemeral
- Reedbeds
- Other woodland; broadleaved
- Wet woodland

Created

- Tree
- Species-rich native hedgerow
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Sustainable urban drainage feature

SCALE: 1:6,750 at A3

0 100 200 300 400 Metres

N

EPR

CLIENT: Bloc Works

PROJECT: Southampton Airport - Navigator Quarter

DATE: 16 February 2026

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Aerial Image: Microsoft, Vantor

Appendix 1

Biodiversity Net Gain Calculation

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Eastleigh Borough Council		
Project name:	Southampton Airport - Navigator Quarter		
Applicant:	Block Works		
Application type:	Hybrid Planning Application		
Planning application reference:			
Completed by:	Katrina Diedericks		
Date of metric completion:	13.02.2026		
Reviewer:			
Calculation iteration:			
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	34.33	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Main menu

Results

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

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number

On-site post intervention map — Insert

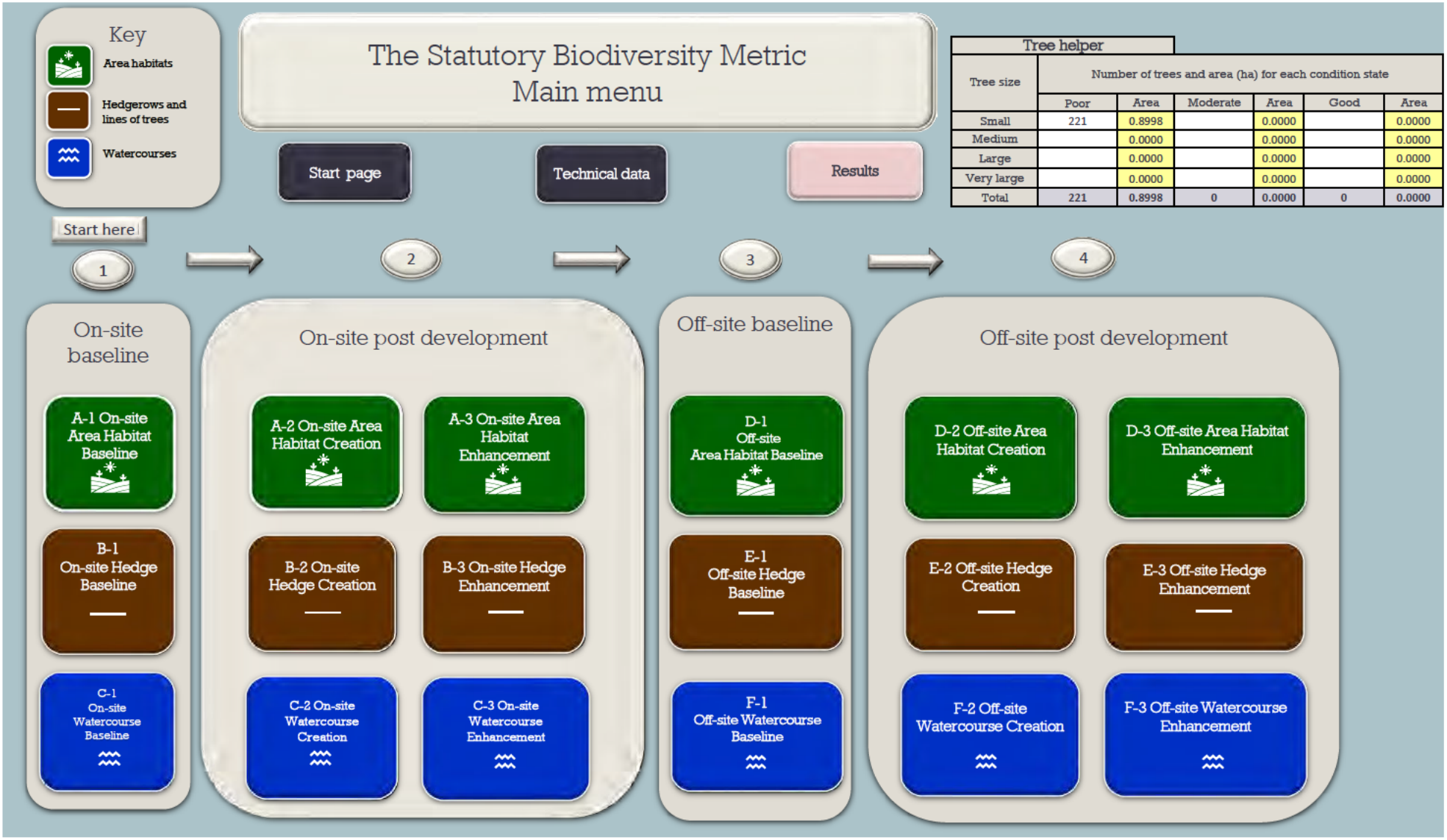
On-site post-intervention map reference number

Off-site baseline map — Insert

Off-site baseline map reference number

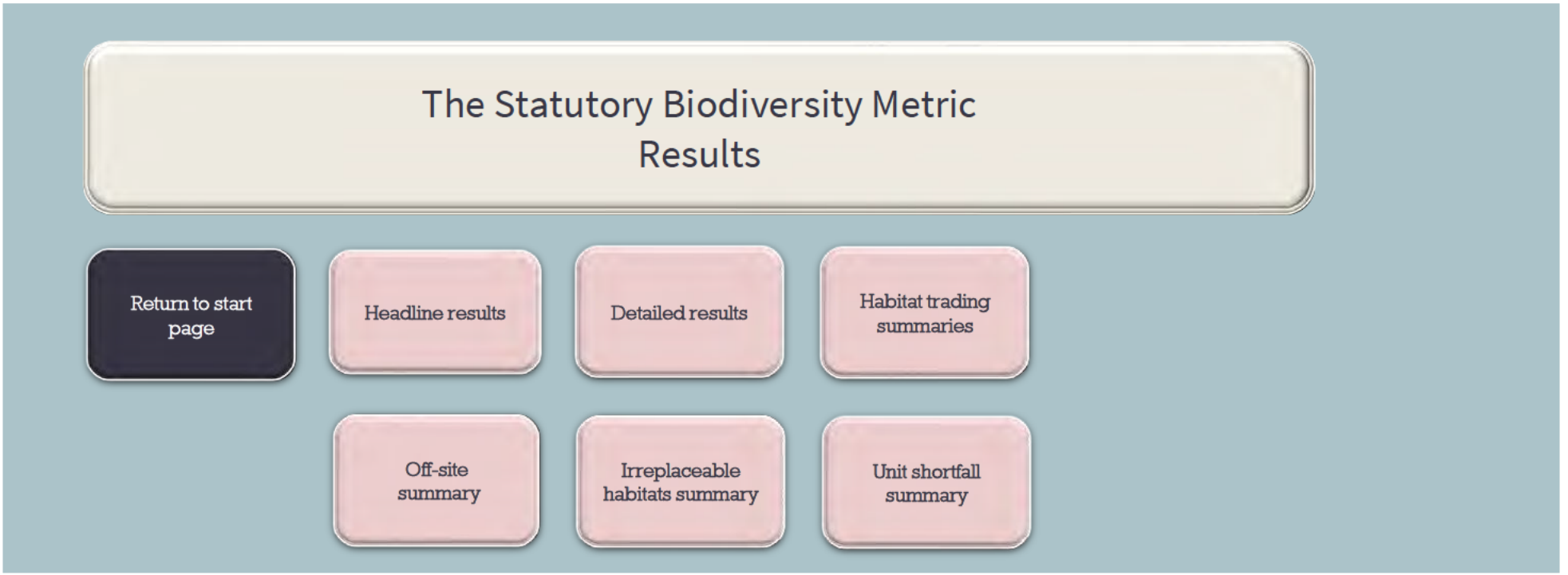
Off-site post intervention map — Insert

Off-site post-intervention reference number



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	221	0.8998		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	221	0.8998	0	0.0000	0	0.0000


The Statutory Biodiversity Metric
Results
Return to start page
Headline results
Detailed results
Habitat trading summaries
Off-site summary
Irreplaceable habitats summary
Unit shortfall summary

Southampton Airpot - Navigator Quarter

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	210.62		
	Hedgerow units	1.72		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	62.34		
	Hedgerow units	15.33		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-148.28	-70.40%	On-site net gain is less than target set ⚠
	Hedgerow units	13.61	791.32%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-148.28		
	Hedgerow units	13.61		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change	*Habitat units*	-148.28

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		
	Hedgerow units	13.61
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)			
	Habitat units	-70.40%	Total net gain achieved is less than target set ▲
	Hedgerow units	791.32%	
	Watercourse units	0.00%	

Trading rules satisfied?	No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	210.62	231.68	169.35	
Hedgerow units	10.00%	1.72	1.89	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Southampton Airport - Navigator Quarter

Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	*Habitat units*	-148.28
	Hedgerow units	13.61
	Watercourse units	0.00
Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	*Habitat units*	-70.40%
	Hedgerow units	791.32%
	Watercourse units	0.00%

Combined habitat retention and enhancement

	Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	34.33	0.53	0.00
Total on-site and off-site baseline units	210.02	1.72	0.00
Total on-site and off-site baseline area / length retained	5.49	0.00	0.00
Total on-site and off-site baseline units retained	30.67	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length lost	28.84	0.53	0.00
Total on-site and off-site baseline units lost	179.35	1.72	0.00

Area habitats

On-site change by broad habitat type

Habitat group	Baseline: On-site existing area	Baseline: On-site existing value	Post-development on-site: On-site proposed area	Post-development on-site: On-site proposed value	On-site change: On-site area change	On-site change: On-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	28.53	179.98	5.43	32.46	-21.10	-147.50
Heathland and shrub	4.33	21.18	3.69	17.17	-0.64	-4.01
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.15	0.60	0.05	0.20	-0.10	-0.40
Urban	2.26	0.54	24.18	2.25	21.92	1.71
Wetland	0.12	1.36	0.12	1.36	0.00	0.00
Woodland and forest	0.94	6.96	0.86	6.36	-0.08	-0.60
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.90	2.52	0.90	2.52

Off-site change by broad habitat type

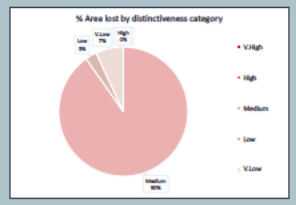
Habitat group	Baseline: Off-site existing area	Baseline: Off-site existing value	Post-development off-site: Off-site proposed area	Post-development off-site: Off-site proposed value	Off-site change: Off-site area change	Off-site change: Off-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00	0.00

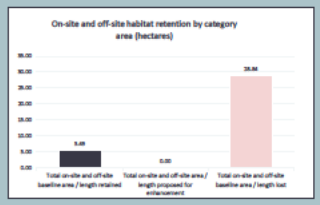
Combined on-site and off-site change by broad habitat type

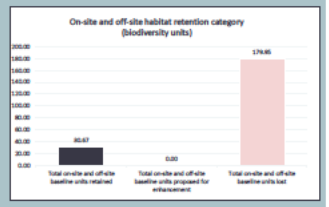
Habitat group	Baseline: Combined existing area	Baseline: Combined existing value	On-site and off-site post-development: Combined proposed area	On-site and off-site post-development: Combined proposed value	Combined change: Combined area change	Combined change: Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	28.53	179.98	5.43	32.46	-21.10	-147.50
Heathland and shrub	4.33	21.18	3.69	17.17	-0.64	-4.01
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.15	0.60	0.05	0.20	-0.10	-0.40
Urban	2.26	0.54	24.18	2.25	21.92	1.71
Wetland	0.12	1.36	0.12	1.36	0.00	0.00
Woodland and forest	0.94	6.96	0.86	6.36	-0.08	-0.60
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.90	2.52	0.90	2.52

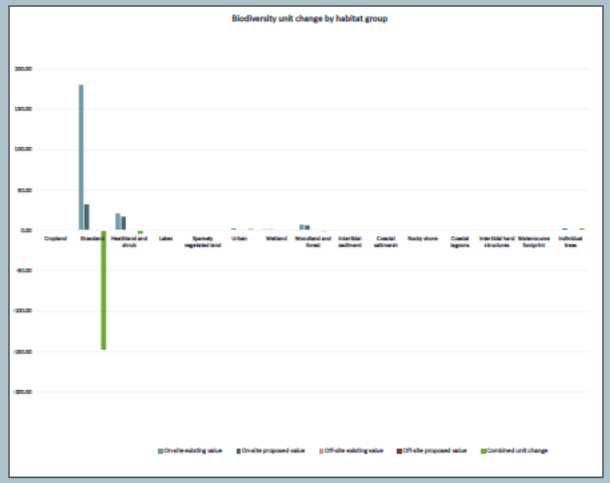
Combined area lost from baseline(s) by distinctiveness band

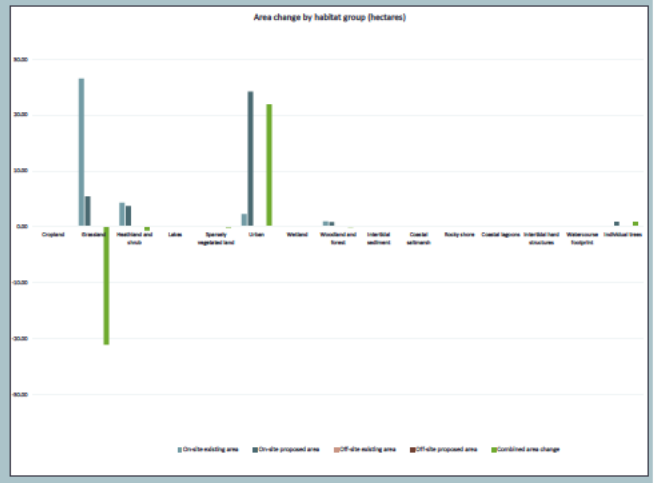
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	26.03	90
Low	0.82	3
V.Low	1.99	7









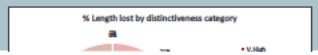


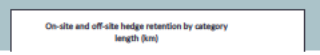
Hedgerows and lines of trees

On-site change by hedgerow type

	Baseline	Post-development on-site	On-site change

Combined length lost from baseline(s) by distinctiveness band







Hedgerows

Hedgerow type	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-site unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow	0.00	0.00	2.29	15.33	2.29	15.33
Native hedgerow - associated with bank or ditch	0.11	0.88	0.00	0.00	-0.11	-0.88
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees	0.42	0.84	0.00	0.00	-0.42	-0.84
Line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00

Hedgerows and Lines of Trees

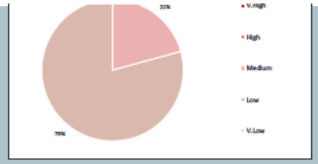
Off-site change by hedgerow type

Hedgerow type	Off-site baseline		Post-development off-site		Off-site change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change	Off-site unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00

Combined on-site and off-site change by hedgerow type

Hedgerow type	Baseline		Post-development		Change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgerow	0.00	0.00	2.29	15.33	2.29	15.33
Native hedgerow - associated with bank or ditch	0.11	0.88	0.00	0.00	-0.11	-0.88
Native hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of trees	0.42	0.84	0.00	0.00	-0.42	-0.84
Line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	0.00	0.00

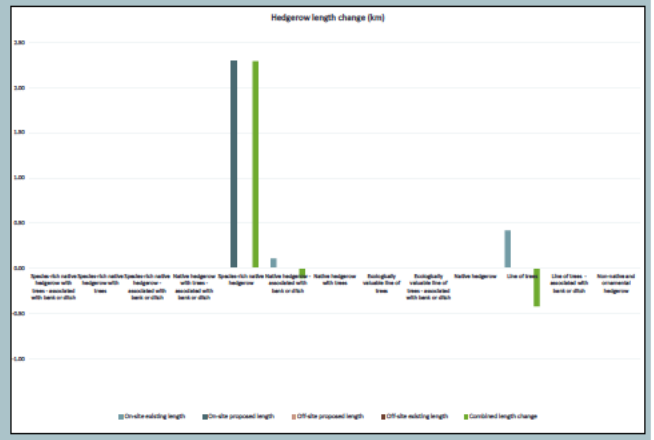
Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0.11	21
Low	0.42	79
V.Low	0	











Watercourses

Watercourses

On-site change by watercourse type

Watercourse type	Baseline		Post-development on site		On-site Change	
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

Off-site change by watercourse type

Watercourse type	Baseline		Post development off-site		Off-site Change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change	Off-site unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

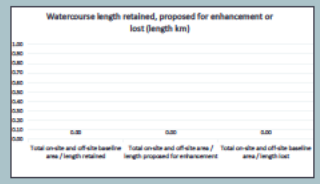
Combined on-site and off-site change by watercourse type

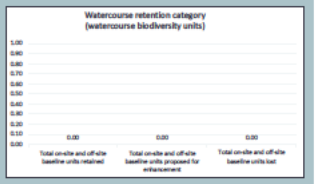
Watercourse type	Baseline		Post-development on-site		On-site change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined unit change
Priority habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other rivers and streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

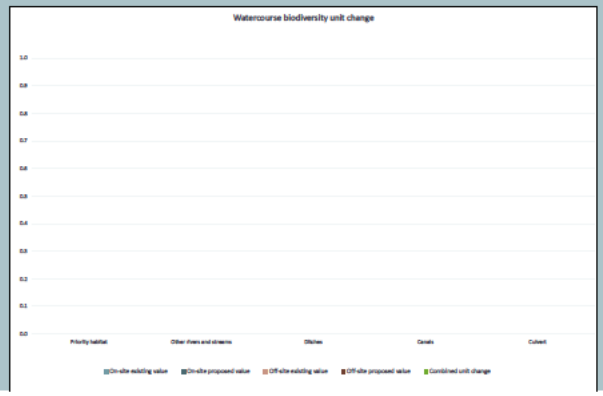
Combined length lost from baseline(s) by distinctiveness band

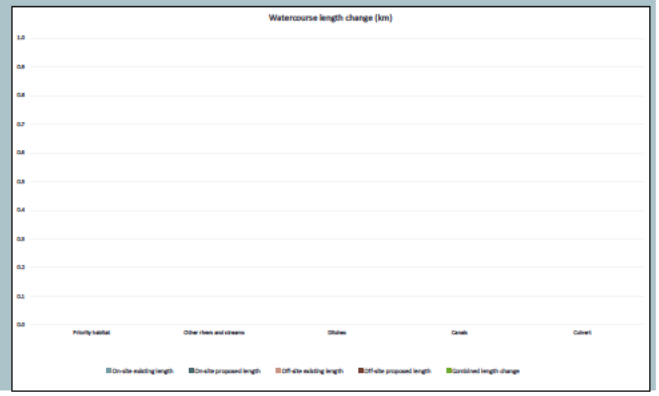
Category	Length lost (km)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	











Return to results menu

Trading summary hedgerows

Trading summary watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	No ▲
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

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

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/Replacement for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	-150.00 ⚠
Grassland - Other neutral grassland	Grassland	-150.00	0.00	-150.00	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	-4.01 ⚠
Heathland and shrub - Bramble scrub	Heathland and shrub	-0.76	0.00	-0.76	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	-1.23	0.00	-1.23	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	-2.02	0.00	-2.02	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	2.52	0.00	2.52	2.52 ✓
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	-0.60 ⚠
Woodland and forest - Other woodland: broadleaved	Woodland and forest	-0.60	0.00	-0.60	
Woodland and forest - Other woodland: mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		-152.09	0.00	-152.09	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	2.52	✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	-154.61	⚠
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-154.61	⚠
Cumulative surplus of units	-152.09	⚠

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	2.56	0.00	2.56 ✓
Grassland - Bracken	Grassland	-0.06	0.00	-0.06 ⚠
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00

Low Distinctiveness Summary

Low Distinctiveness net change in units	3.81	✓
Cumulative surplus of units	3.81	✓

Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	-0.40	0.00	-0.40	⚠
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Bioswale	Urban	0.00	0.00	0.00	
Urban - Bare ground	Urban	-0.20	0.00	-0.20	⚠
Urban - Allotments	Urban	0.00	0.00	0.00	
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00	
Urban - Ground based green wall	Urban	0.00	0.00	0.00	
Urban - Ground level planters	Urban	0.00	0.00	0.00	
Urban - Other green roof	Urban	0.00	0.00	0.00	
Urban - Intensive green roof	Urban	0.00	0.00	0.00	
Urban - Introduced shrub	Urban	0.51	0.00	0.51	✓
Urban - Rain garden	Urban	0.00	0.00	0.00	
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00	
Urban - Sustainable drainage system	Urban	1.40	0.00	1.40	✓
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00	
Urban - Vegetated garden	Urban	0.00	0.00	0.00	
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00	
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00	
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00	
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00	
		3.81	0.00	3.81	

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Trading summary area habitats

Trading summary watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

Very High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses, Like for like not satisfied	0.00

High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness losses to be offset by trading up	0.00
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00

Medium Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	15.33	0.00	15.33 ✓
Native hedgerow - associated with bank or ditch	-0.88	0.00	-0.88 ⚠
Native hedgerow with trees	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	14.45	0.00	14.45

Medium Distinctiveness Summary

Units available from higher distinctiveness habitats	0.00	
Medium Distinctiveness net change in units	14.45	✓
Cumulative availability of units	14.45	✓

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	0.00	0.00	0.00
Line of trees	-0.84	0.00	-0.84 ⚠
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	-0.84	0.00	-0.84

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.84	⚠
Cumulative availability of units	13.61	✓

Very Low Distinctiveness

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

Very Low Distinctiveness Summary

Very Low Distinctiveness net change in units	0.00	
Cumulative availability of units	13.61	✓

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Trading summary area habitats

Trading summary hedgerows

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same habitat required =	Yes ✓
Low	Better distinctiveness habitat required	Yes ✓

Very High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Priority habitat	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Other rivers and streams	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Ditches	0.00	0.00	0.00
Canals	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Low Distinctiveness

Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Culvert	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness Summary

Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

Project Name: Southampton Airport - Navigator Quarter Map Reference:

A-1 On-Site Habitat Baseline

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

Area habitat summary	
Total Net Unit Change	-146.26
Total Net % Change	-70.43%
Trading Rules Satisfied	No - check trading parameter A

Ref	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of V/H/D4 or irreplaceable habitat	Comments		Habitat reference number
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units								User comments	Planning authority comments	
1	Urban	Artificial unvegetated, unsealed surface	No	0.15	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0.00	0.00	0.00	0.00	0.15	0.00		Artificial unvegetated, unsealed surface located within the developed areas of the site, including hardstanding, compacted bare ground, and tracksways. These areas lack any vegetative cover and provide no botanical or habitat value. Surveyed by EPR in 2023–2024; no notable flora or fauna identified. Habitat categorised as 'Artificial unvegetated, unsealed surface' (UKHab u1c). Condition not applicable under DEFRA Metric, considered equivalent to 'Poor' for baseline purposes		2,6,9,10
2	Urban	Bare ground	No	0.1	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.20	0.00	0.00	0.10	0.00	0.20			Bare ground habitat consisting of exposed, compacted soil and rubble associated with construction and infrastructure areas. No significant vegetative cover present, although occasional ruderal species (e.g., Cirsium arvense, Urtica dioica) may colonise edges. Habitat provides negligible botanical value and is not considered ecologically valuable. Habitat type classified as 'Urban – Bare Ground' (UKHab u1b). Condition not applicable under DEFRA Metric, equivalent to 'Poor		2,6,7
3	Heathland and shrub	Blackthorn scrub	No	0.06	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.48	0.06		0.48	0.00	0.00	0.00		Scrub habitat dominated by Blackthorn (Prunus spinosa), with Hawthorn (Crataegus monogyna), Oak (Quercus robur), and Elder (Sambucus nigra) present. Ground flora sparse beneath the canopy, primarily leaf litter with scattered ruderal species such as nettle (Urtica dioica) and ivy (Hedera helix). Habitat type classified as 'Other Blackthorn Scrub' (UKHab h3e6) based on EPR botany surveys (2023–2024). Assessed as 'Moderate' condition under DEFRA criteria: native species dominance, but lacking in structural diversity and with limited ground flora diversity		2
4	Heathland and shrub	Blackthorn scrub	No	0.09	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.36	0.09		0.36	0.00	0.00	0.00		Scrub habitat dominated by Blackthorn (Prunus spinosa), with occasional Hawthorn (Crataegus monogyna), Bramble (Rubus fruticosus), and scattered ruderal species such as nettle (Urtica dioica). Understorey sparse and species-poor. Habitat lacks structural diversity and age variation, with limited floral diversity, resulting in a 'Poor' condition assessment under DEFRA criteria. Classified as 'Other Blackthorn Scrub' (UKHab h3e6) based on EPR botany surveys (2023–2024)		2
5	Grassland	Bracken	No	0.04	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.08	0.01		0.02	0.00	0.03	0.00		Patchy, species-poor grassland dominated by coarse grasses such as False Oat-grass (Arrhenatherum elatius) and Cocksfoot (Dactylis glomerata), with scattered ruderal species and extensive areas of bracken (Pteridium aquilinum). The sward is rank and floristically limited, with no significant diversity of forbs or indicator species. Habitat type classified as 'Bracken' (UKHab f2) and 'Modified Grassland' (UKHab g4) based on EPR botany surveys (2023–2024). Condition assessment not applicable (CA N/A) for Bracken-dominated areas under DEFRA metric guidance		2,5,7
6	Heathland and shrub	Bramble scrub	No	0.57	Medium	4	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	2.28	0.38		1.52	0.00	0.19	0.76		Scrub habitat dominated by Bramble (Rubus fruticosus) with scattered Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), and occasional ruderal species such as nettle (Urtica dioica). Dense, species-poor structure with limited understorey diversity. Habitat mapped as 'Bramble Scrub' (UKHab h3d) based on EPR botany surveys (2023–2024). Condition Assessment (CA) not applicable under DEFRA Metric.		2,5,6,8,14
7	Urban	Developed land; sealed surface	No	1.84	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0.00		0.00	0.00	1.84	0.00		Hardstanding areas associated with existing infrastructure, including roads, car parks, and paved surfaces. No botanical interest or vegetation cover present. Habitat classified as 'Urban – Developed Sealed Surface' (UKHab u1a) based on EPR botany surveys (2023–2024). Condition Assessment (CA) not applicable under DEFRA Metric.		2,5,7,8,9,10,18
8	Heathland and shrub	Hawthorn scrub	No	1.55	Medium	4	Poor	1	Location ecologically desirable but not in local strategy	Medium Strategic Significance	1.1	Same broad habitat or a higher distinctiveness habitat required (2)	6.82	1.27		5.59	0.00	0.28	1.23		Scrub habitat dominated by Hawthorn (Crataegus monogyna), with scattered Blackthorn (Prunus spinosa), Bramble (Rubus fruticosus), and occasional ruderal species such as nettle (Urtica dioica). Sparse ground flora and limited structural diversity noted. Habitat classified as 'Other Hawthorn Scrub' (UKHab h3f) based on EPR botany surveys (2023–2024). Condition assessed as 'Poor' under DEFRA criteria due to low species diversity, limited age structure, and absence of key condition features.		2,12
9	Urban	Introduced shrub	No	0.17	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.34	0.00		0.00	0.00	0.17	0.34		Scrub habitat located within developed areas, primarily comprised of introduced species such as ornamental shrubs and garden escapees, with scattered native species including Bramble (Rubus fruticosus). Sparse and patchy cover, limited native diversity, and ornamental planting evident. Habitat classified as 'Urban – Introduced Scrub' (UKHab h3h) based on EPR botany surveys (2023–2024). Condition Assessment (CA) not applicable under DEFRA Metric		7,8,9,11,18
10	Heathland and shrub	Mixed scrub	No	0.22	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	2.64	0.18		2.16	0.00	0.04	0.40		Scrub habitat with a diverse mix of native species, including Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Bramble (Rubus fruticosus), and occasional tree saplings such as Oak (Quercus robur). Ground flora sparse but includes patches of Ivy (Hedera helix) and other native species. Habitat provides structural variety with multiple age classes and species layers. Habitat classified as 'Mixed Scrub' (UKHab h3h) based on EPR botany surveys (2023–2024). Condition assessed as 'Good' under DEFRA criteria: native species dominance, presence of multiple structural layers, and low invasive species presence.		1
11	Heathland and shrub	Mixed scrub	No	0.31	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	2.48	0.07		0.56	0.00	0.24	1.92		Scrub habitat comprising a mix of native species, including Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Bramble (Rubus fruticosus), and occasional Oak (Quercus robur). Ground flora sparse, typically leaf litter and nettles. Condition assessed as 'Moderate' under DEFRA metric guidance based on habitat structure and species composition described in EPR botany surveys (2023–2024).		1,2,9
12	Heathland and shrub	Mixed scrub	No	1.53	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	6.12	1.24		4.96	0.00	0.29	1.16		Scrub habitat dominated by native species including Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Bramble (Rubus fruticosus), and occasional Oak (Quercus robur). Ground flora sparse, primarily leaf litter and scattered ruderal species such as nettle (Urtica dioica). Habitat assessed as 'Poor' under DEFRA metric guidance, based on the botany survey evidence of limited structural diversity, lack of multiple age classes, and low ground flora diversity. Habitat classified as 'Mixed Scrub' (UKHab h3h) based on EPR botany surveys (2023–2024).		1,2,5,11,12,16

13	Grassland	Modified grassland	No	0.42	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.84				0.00	0.00	0.42	0.84		Modified grassland dominated by coarse grasses such as False Oat-grass (Arrhenatherum elatius), Cocksfoot (Dactylis glomerata), and occasional patches of ruderal species including nettle (Urtica dioica). Low diversity of forbs, limited structural variation, and presence of rank, species-poor sward indicative of disturbance and past management. Habitat classified as 'Modified Grassland' (UKHab g4) based on EPR botany surveys (2023–2024). Condition assessed as 'Poor' under DEFRA metric guidance, based on species composition and sward structure.		6,16
14	Grassland	Other neutral grassland	No	18.69	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	149.52		0.61		4.88	0.00	18.08	144.64		Species-poor, neutral grassland dominated by coarse grasses such as False Oat-grass (Arrhenatherum elatius), Cocksfoot (Dactylis glomerata), and Red Fescue (Festuca rubra), with scattered ruderal and low-diversity forb species. Sward structure is rank, with limited structural variation, and occasional patches of Bramble (Rubus fruticosus) and ruderal herbs such as nettle (Urtica dioica). Habitat classified as 'Other Neutral Grassland' (UKHab g3c) based on EPR botany surveys (2023–2024). Condition assessed as 'Moderate' under DEFRA metric guidance, based on limited diversity, low presence of indicator species, and lack of key structural features		1,2,4,9,16
15	Grassland	Other neutral grassland	No	7.38	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	29.52		0.55		2.20	0.00	6.83	27.32		Species-poor, neutral grassland dominated by coarse grasses including False Oat-grass (Arrhenatherum elatius), Cocksfoot (Dactylis glomerata), and occasional ruderal species such as nettle (Urtica dioica) and bramble (Rubus fruticosus). Sward structure is rank, with low diversity of forbs and limited presence of SINC indicator species. Habitat classified as 'Other Neutral Grassland' (UKHab g3c) based on EPR botany surveys (2023–2024). Condition assessed as 'Poor' under DEFRA metric guidance, based on low species diversity, dominance of coarse grasses, and limited habitat structure		1,2,4,9,18
16	Woodland and forest	Other woodland; broadleaved	No	0.64	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	5.12		0.57		4.56	0.00	0.07	0.56		Young broadleaved plantation woodland comprising native species including Field Maple (Acer campestre), Ash (Fraxinus excelsior), Alder (Alnus glutinosa), Birch (Betula pendula), Oak (Quercus robur), and Elder (Sambucus nigra). Sparse ground flora dominated by ivy (Hedera helix) and nettle (Urtica dioica), with scattered ruderal species. Standing and fallen deadwood present throughout. Habitat classified as 'Other Woodland; Broadleaved' (UKHab w1g) based on EPR botany surveys (2023–2024). Condition assessed as 'Moderate' under DEFRA metric guidance: native species composition and presence of deadwood noted, but limited age structure and understorey diversity		1,2,18
17	Woodland and forest	Other woodland; broadleaved	No	0.22	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.88		0.21		0.84	0.00	0.01	0.04		Small area of broadleaved woodland dominated by native species including Field Maple (Acer campestre), Ash (Fraxinus excelsior), Alder (Alnus glutinosa), Birch (Betula pendula), and Oak (Quercus robur). Ground flora sparse, consisting mainly of leaf litter with occasional ivy (Hedera helix) and nettle (Urtica dioica). Habitat lacks structural diversity, with limited age classes and low understorey development. Habitat classified as 'Other Woodland; Broadleaved' (UKHab w1g) based on EPR botany surveys (2023–2024). Condition assessed as 'Poor' under DEFRA metric guidance due to absence of key structural features and low species diversity		1,15
18	Wetland	Reedbeds	No	0.08	High	6	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Same habitat required =	1.10		0.08		1.10	0.00	0.00	0.00		Wetland habitat comprising small areas of Reedbed dominated by Common Reed (Phragmites australis), with limited species diversity and sparse ground flora. Located within low-lying areas of the site, associated with damp or seasonally wet conditions. Habitat classified as 'Reedbeds' (UKHab f1a) based on EPR botany surveys (2023–2024). Condition assessed as 'Moderate' under DEFRA metric guidance: presence of target species but lacking full species complement, structural diversity, and extensive coverage required for 'Good' condition		4
19	Wetland	Reedbeds	No	0.04	High	6	Poor	1	Formally identified in local strategy	High strategic significance	1.15	Same habitat required =	0.28		0.04		0.28	0.00	0.00	0.00		Wetland habitat consisting of small, fragmented patches of Reedbed dominated by Common Reed (Phragmites australis), with limited ground flora diversity. Habitat shows signs of degradation with sparse reed cover, reduced structural complexity, and minimal associated species. Habitat classified as 'Reedbeds' (UKHab f1a) based on EPR botany surveys (2023–2024). Condition assessed as 'Poor' under DEFRA metric guidance due to limited species composition, low density of target species, and lack of characteristic habitat features		1
20	Sparsely vegetated land	Ruderal/Ephemeral	No	0.15	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.60		0.05		0.20	0.00	0.10	0.40		Areas of sparsely vegetated land dominated by ruderal and ephemeral species, including Bramble (Rubus fruticosus), Nettle (Urtica dioica), and occasional patches of annual forbs. Habitat structure is patchy, with bare ground and limited species diversity. Habitat classified as 'Ruderal/Ephemeral' (UKHab u1d) based on EPR botany surveys (2023–2024). Condition assessed as 'Moderate' under DEFRA metric guidance: presence of characteristic ruderal species, but limited diversity and patchy coverage.		1,2,7
21	Woodland and forest	Wet woodland	No	0.08	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required =	0.96		0.08		0.96	0.00	0.00	0.00		Wet woodland habitat comprising a mix of native tree species including Alder (Alnus glutinosa), Willow (Salix spp.), and occasional Ash (Fraxinus excelsior). Understorey sparse, with ground flora including damp-tolerant species such as nettle (Urtica dioica) and occasional patches of mosses and ferns. Located within seasonally wet areas adjacent to watercourses. Habitat classified as 'Wet Woodland' (UKHab w1f) based on EPR botany surveys (2023–2024). Condition assessed as 'Moderate' under DEFRA metric guidance: native species composition present, but limited structural complexity, age class diversity, and ground flora richness.		4, 13
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		Total habitat area		34.33									210.62	5.49	0.00	30.67	0.00	28.84	179.95			
		Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		34.33																		

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	28.84

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Southampton Airport - Navigator Quarter Map Reference:

A-2 On-Site Habitat Creation

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

Area habitat summary	
Total Net Unit Change	-149.28
Total Net % Change	-72.43%
Trading Rules Satisfied	No - check trading summaries ✗
Area Check	Area Acceptable ✓

				Distinctiveness		Condition		Strategic significance			Post intervention habitats			Temporal multiplier			Difficulty multipliers				Habitat units delivered	Comments		
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land; sealed surface	23.18	V Low	0	NA - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
2	Urban	Introduced shrub	0.44	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.968	Low	Standard difficulty applied	Low	1	0.85			
3	Heathland and shrub	Mixed scrub	0.4	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.968	Low	Standard difficulty applied	Low	1	1.94			
4	Grassland	Modified grassland	0.86	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	4			Standard time to target condition applied	4	0.907	Low	Standard difficulty applied	Low	1	3.42			
5	Grassland	Other neutral grassland	3.28	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	8			Standard time to target condition applied	8	0.827	Low	Standard difficulty applied	Low	1	21.86			
6	Urban	Sustainable drainage system	0.59	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3			Standard time to target condition applied	3	0.889	Medium	Standard difficulty applied	Medium	0.67	1.40			
7	Individual trees	Urban tree	0.8	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.702	Low	Standard difficulty applied	Low	1	3.51			

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		Total habitat area	29.74																	Total Units	31.67			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	28.84		
M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Southampton Airport - Navigator Quarter Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net unit Change	13.81
Total Net % Change	791.38%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance				Ecological baseline	Comments								
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1	H1	Native hedgerow - associated with bank or ditch	0.11	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.88			0.00	0.00	0.11	0.88			H1
2	TL1	Line of trees	0.42	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.84			0.00	0.00	0.42	0.84			TL01
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			0.83									1.72			0.00	0.00	0.00	0.00	0.83	1.72					

Project Name: Southampton Airpot - Navigator Quarter Map Reference:

B-2 On-Site Hedge Creation

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

Hedgerow summary	
Total net unit change	15.33
Total Net % Change	191.33%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier					Difficulty risk multipliers				Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
1	1	Species-rich native hedgerow	2.39	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	15.33			
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2. Amended Appendix 11.4 – Wirelines



Date	By
February 2026	EF
Image Size	QA
820 x 222mm	DTCS
Paper Size	Rev
840 x 297mm	-
0940-Photowires	



Notes:

1) This visualisation is a cylindrical projection panorama. It provides landscape and visual context only.
2) This data has been output directly from the wireline model; it ignores screening effects of woodland and other intervening objects.
3) All directions given as bearings relative to Grid North (GNG).
4) Location map scale: 1:25,000.

Contains Ordnance Survey data © Crown copyright and database right 2026

Viewpoint Information:

Grid Reference:	445781E 119157N
Ground Height:	21.2m AOD
Direction of Centre of View: °	164.4°
Horizontal Field of View:	90°
Vertical Field of View:	24°
Viewing Distance:	522mm

Photography Information:

Camera:	Canon EOS 5D
Lens:	50mm Fixed Focal Length
Camera Height:	1.5m
Photography Date:	20/01/2025
Photography Time:	11:24
Enlargement Factor:	approx. 96%

STEPHENSON HALLIDAY
Planning, Landscape & Environment
an RSK company

Navigation Quarter, Southampton Airport

Viewpoint 1: Bishopstoke Road bridge
EXISTING VIEW



Date	By
February 2026	SPB
Image Size	QA
820 x 222mm	DTCS
Paper Size	Rev
840 x 297mm	-
0940-Photowires	



Notes:

1) This visualisation is a cylindrical projection panorama; it provides landscape and visual context only.
2) This data has been output directly from the wireline model; it ignores screening effects of woodland and other intervening objects.
3) All directions given as bearings relative to Grid North (BNG).
4) Location map scale: 1:25,000.

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Viewpoint Information:

Grid Reference:	445781E 119157N
Ground Height:	21.2m AOD
Direction of Centre of View: °	164.4°
Horizontal Field of View:	90°
Vertical Field of View:	24°
Viewing Distance:	522mm

Photography Information:

Camera:	Canon EOS 5D
Lens:	50mm Fixed Focal Length
Camera Height:	1.5m
Photography Date:	20/01/2025
Photography Time:	11:24
Enlargement Factor:	approx. 96%

STEPHENSON HALLIDAY
Planning, Landscape & Environment
an RSK company

Navigation Quarter, Southampton Airport

Viewpoint 1: Bishopstoke Road bridge
PHOTOWIRELINE



Date	By
February 2026	EF
Image Size	QA
820 x 222mm	DTCS
Paper Size	Rev
840 x 297mm	-
0940-Photowires	



Notes:
1) This visualisation is a cylindrical projection panorama. It provides landscape and visual context only
2) This data has been output directly from the wireline model; it ignores screening effects of woodland and other intervening objects
3) All directions given as bearings relative to Grid North (BNG).
4) Location map scale: 1:25,000.

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Viewpoint Information:

Grid Reference:	447060E 118701N
Ground Height:	11m AOD
Direction of Centre of View: °	226.5°
Horizontal Field of View:	90°
Vertical Field of View:	24°
Viewing Distance:	522mm

Photography Information:

Camera:	Canon EOS 5D
Lens:	50mm Fixed Focal Length
Camera Height:	1.5m
Photography Date:	20/01/2025
Photography Time:	11:46
Enlargement Factor:	approx. 96%

STEPHENSON HALLIDAY
Planning, Landscape & Environment
an RSK company

Navigation Quarter, Southampton Airport

Viewpoint 2: Public Footpath 262/780/1, south of Bishopstoke
EXISTING VIEW



Date	By
February 2026	SPB
Image Size	QA
820 x 222mm	DTCS
Paper Size	Rev
840 x 297mm	-
0940-Photowires	



Notes:
1) This visualisation is a cylindrical projection panorama; It provides landscape and visual context only
2) This data has been output directly from the wireline model; it ignores screening effects of woodland and other intervening objects
3) All directions given as bearings relative to Grid North (GNG).
4) Location map scale: 1:25,000.

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Viewpoint Information:

Grid Reference:	447060E 118701N
Ground Height:	11m AOD
Direction of Centre of View: °	226.5°
Horizontal Field of View:	90°
Vertical Field of View:	24°
Viewing Distance:	522mm

Photography Information:

Camera:	Canon EOS 5D
Lens:	50mm Fixed Focal Length
Camera Height:	1.5m
Photography Date:	20/01/2025
Photography Time:	11:46
Enlargement Factor:	approx. 96%

STEPHENSON HALLIDAY
Planning, Landscape & Environment
an RSK company

Navigation Quarter, Southampton Airport

Viewpoint 2: Public Footpath 262/780/1, south of Bishopstoke
PHOTOWIRELINE



Date	By
February 2026	EF
Image Size	QA
820 x 222mm	DTCS
Paper Size	Rev
840 x 297mm	-
0940-Photowires	



Notes:
1) This visualisation is a cylindrical projection panoramic. It provides landscape and visual context only.
2) This data has been output directly from the wireline model; it ignores screening effects of woodland and other intervening objects.
3) All directions given as bearings relative to Grid North (BNG).
4) Location map scale: 1:25,000.

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Viewpoint Information:

Grid Reference:	447584E 118045N
Ground Height:	9.7m AOD
Direction of Centre of View: °	237.2°
Horizontal Field of View:	90°
Vertical Field of View:	24°
Viewing Distance:	522mm

Photography Information:

Camera:	Canon EOS 5D
Lens:	50mm Fixed Focal Length
Camera Height:	1.5m
Photography Date:	20/01/2025
Photography Time:	12:18
Enlargement Factor:	approx. 96%

STEPHENSON HALLIDAY
Planning, Landscape & Environment
an RSK company

Navigation Quarter, Southampton Airport

Viewpoint 3: Public Footpath 262/744/1, north of West Horton Farm
EXISTING VIEW



Date	By
February 2026	SPB
Image Size	QA
820 x 222mm	DTCS
Paper Size	Rev
840 x 297mm	-
0940-Photowires	



Notes:
1) This visualisation is a cylindrical projection panoramic. It provides landscape and visual context only.
2) This data has been output directly from the wireline model; it ignores screening effects of woodland and other intervening objects.
3) All directions given as bearings relative to Grid North (BNG).
4) Location map scale: 1:25,000.

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Viewpoint Information:

Grid Reference:	447584E 118045N
Ground Height:	9.7m AOD
Direction of Centre of View: °	237.2°
Horizontal Field of View:	90°
Vertical Field of View:	24°
Viewing Distance:	522mm

Photography Information:

Camera:	Canon EOS 5D
Lens:	50mm Fixed Focal Length
Camera Height:	1.5m
Photography Date:	20/01/2025
Photography Time:	12:18
Enlargement Factor:	approx. 96%

STEPHENSON HALLIDAY
Planning, Landscape & Environment
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Navigation Quarter, Southampton Airport

Viewpoint 3: Public Footpath 262/744/1, north of West Horton Farm
PHOTOWIRELINE