The Ecology Co-op
ENVIRONMENTAL CONSULTANTS
Unit 4, Langham Stables, Langham Lane, Lodsworth, Petworth, West Sussex, GU28 9BU.

Tel: 01798 861 800 - E-Mail: info@ecologyco-op.co.uk - Web: www.ecologyco-op.co.uk

Biodiversity Impact Calculation

Site Name

Thatch Cottage, Pond Lane

Client

Drew Bailey

Issue Date

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Author

Joshua Harwood

Project No: 5875

The Ecology Co-operation Ltd
Registered Office: Unit 4, Langham Stables, Langham Lane, Lodsworth, West Sussex, GU28 9BU
Company number: 8905527

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Original	**Joshua Harwood** BSc (Hons) ACIEEM	**Emma Baker** BSc (Hons), MSc, MCIEEM	07.05.25	N/A	

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About the Author

This report has been prepared by Joshua Harwood, a Project Ecologist at The Ecology Co-op, with 9 years experience. As a member of the Chartered Institute for Ecology and Environmental Management (CIEEM), he is bound by their code of professional conduct.

About the Reviewer

This report has been reviewed by Emma Baker, who is a Senior ecologist with 8 years experience. She holds Level 1 great crested newt and hazel dormouse survey licenses. As a Full member of the Chartered Institute for Ecology and Environmental Management (CIEEM), she is bound by their code of professional conduct.

Report Summary

Purpose	The Ecology Co-operation was commissioned by Drew Bailey to undertake a Biodiversity Impact Calculation of a proposal to re-instate the existing derelict cottage and construct two new dwellings on Thatch Cottage, Pond Lane, Worthing using the Statutory Biodiversity Metric, to quantify net change in biodiversity.
Summary of Losses and Gains	The proposed development scheme at this site will result in the loss of: On-site • **Developed land; sealed surface 0.006ha** • **Vegetated garden 0.035ha** • **Individual trees 0.057ha (moderate condition)** The proposed development scheme at this site will retain: On-site • **Vegetated garden 0.052ha** • **Individual trees 0.0977ha (moderate condition)** Post intervention the following habitats will be created: On-site • **Developed land sealed surface 0.037ha**
Final Metric Results	The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will results in a likely net loss of **0.53 habitat units (-37.26%)**. The current scheme does not satisfy the trading rules within the Statutory Biodiversity Metric. The current scheme does not achieve a 10% net gain. In addition, the calculation has identified a 'Medium Distinctiveness Broad Habitat Deficit' of 0.46 Habitat Units and a 'low Distinctiveness Broad Habitat Deficit' of 0.07 Habitat Units.
Does the scheme meet net gain requirements?	The current scheme does not meet the 10% mandatory net gain value set out within the Environment Act 2021.

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1 INTRODUCTION

1.1 Purpose of the Report

Since the 12th February 2024, there has been a mandatory requirement for all new developments to demonstrate 'net gains' in biodiversity following the release of updated National Planning Policy Framework[1] by the Department of Housing, Communities and Local Government and the Environment Act 2021[2]. A mandatory value of 10% net gain in biodiversity value for all developments (that do not meet exemption criteria) is required under the Environment Act 2021.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed development at Thatch Cottage, Pond Lane, Worthing BN13 2RH. The central grid reference of the site is TQ 11829 05048. The calculation utilises the Statutory Biodiversity Metric and assigns 'biodiversity units' to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been constructed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified.

The purpose of this document is to present the findings of the BIC based on the most up-to date existing habitat survey information and the most current outline plans for the proposed development of the site. Biodiversity Impact Calculations provide an evidence base for discussions between the ecological consultant, developer and the local planning authority regarding on-site avoidance, on-site mitigation and off-site compensation requirements.

This report will be used in relation to a proposal to re-instate the derelict cottage and create two new residential dwellings (see Figure 2). Given the likelihood of proposed changes in the design scheme, some of the recommendations will potentially be subject to change. The results of the BIC are deemed accurate for the most recent layout plan.

This report was commissioned and produced at the request of Drew Bailey.

1.2 Background

The site measures 0.09ha (900m^2) in area, and comprises habitats of developed land; sealed surface and vegetated garden, along with a block of individual urban trees.

The site was subject to a bat scoping assessment[3] on the 25th January 2025 by The Ecology Co-op.

Habitats (UKHAB) within the site and along the site boundaries are shown in (Figure 1), these include, developed land sealed surface, vegetated garden and individual trees.

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[1] HM Government (2025). National Planning Policy Framework. Department for Housing, Communities and Local Government. Available online at: https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_February_2025.pdf
[2] HM Government (2021). Environment Act 2021 Available online at: https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted
3 The Ecology co-op (2025) P5875 - Thatch Cottage, bat scoping Rev00

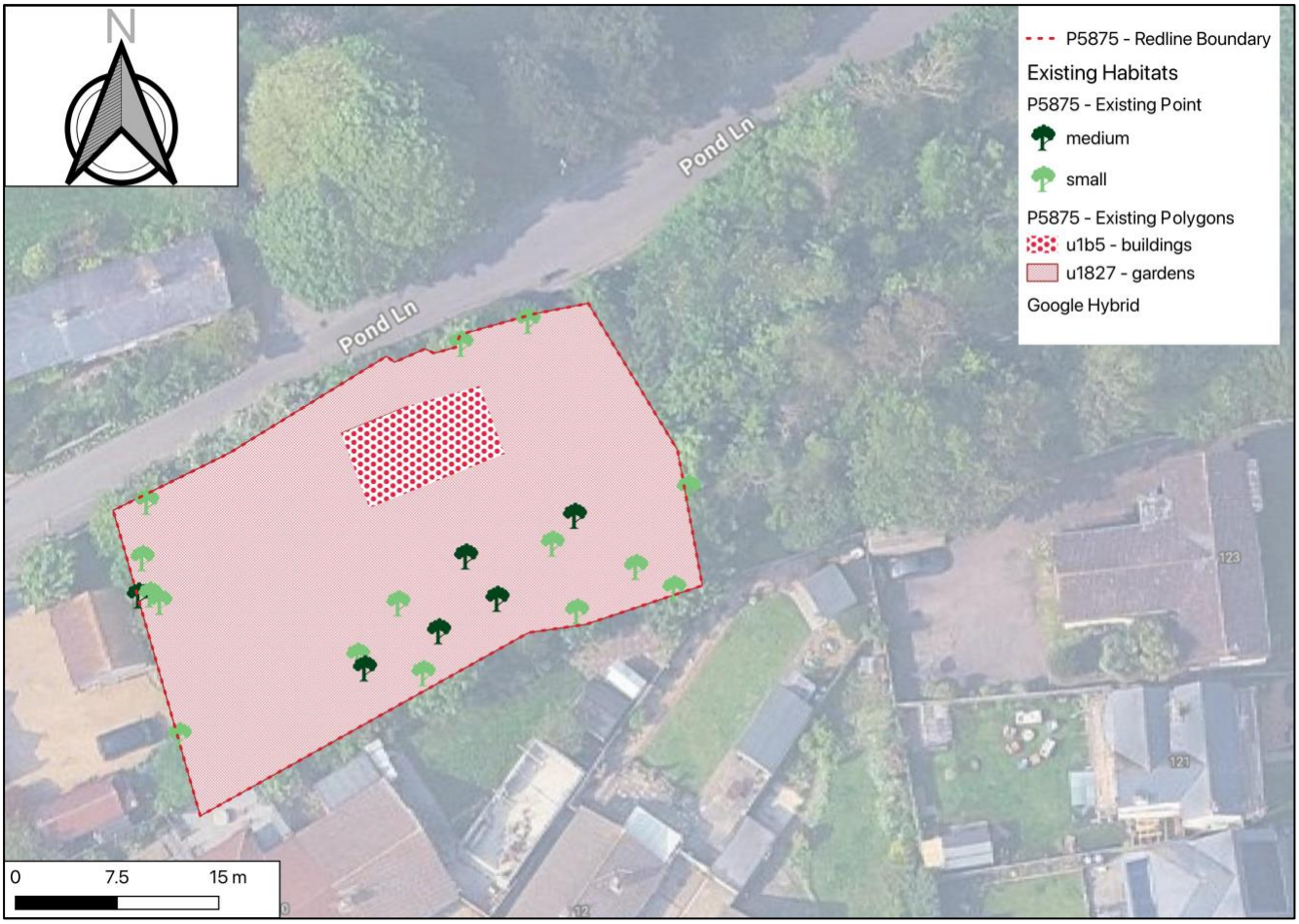

Figure 1. UKHAB map showing existing habitats within the site. The site boundary is indicated with a black line. Produced using QGIS software, version 4.06.3 – Hannover.

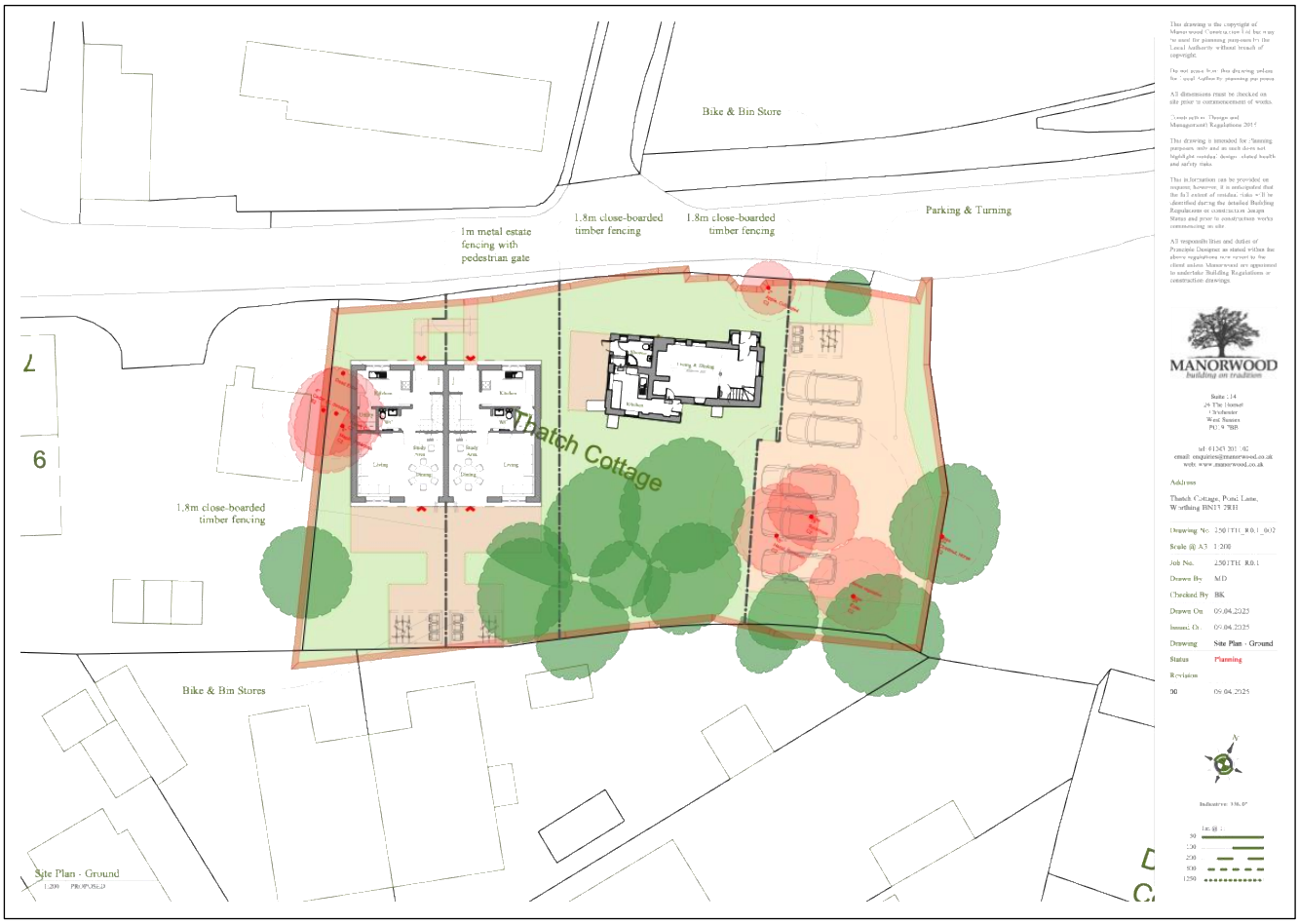

Figure 2. Proposed scheme layout for the development at Thatch Cottage, reproduced from Manorwood, drawing number 2501TH_RO.1 dated 9th April 2025.

1.3 Policy and Legislation

NPPF (2024)

The NPPF sets out the Government's view on how planners should balance nature conservation with development and helps ensure that Government meets its biodiversity commitments with regards to the operation of the planning system.

Paragraph 187d, states that planning policies and decisions should contribute to and enhance the local environment by:

- "*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*."

Paragraph 192b, states that to protect and enhance biodiversity and geodiversity, plans should;

- "*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*."

Paragraph 193d, states that when determining planning applications, authorities should apply the following principle:

- *"development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

Environment Act (2021)

The Environment Act sets a target of halting the decline in species through the inclusion of a legally binding 2030 species abundance target. Aiming to restore natural habitats and enhance biodiversity, the Act requires new developments to improve or create habitats for nature (through mechanisms such as mandatory Biodiversity Net Gain), and tackle deforestation. Going forwards, UK businesses will need to look closely at their supply chains as amongst other measures they will be prohibited from using commodities associated with wide-scale deforestation. Woodland protection measures are also strengthened through the Act.

Local Policy

Adur and Worthing Borough Council – Worthing Local Plan (2020-2036)[4]:

Development Management Policies 5, 18 and 19 within the local plan detail requirements that the planning authority will consider relating to planning proposals and biodiversity net gain. The relevant sections of these policies are listed below.

Policy DM5 - Quality of The Built Environment:

"a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;"

Policy DM18 – Biodiversity:

"d) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

f) Development that is likely to have an adverse effect on notable and priority habitat or species will not be permitted unless it can be demonstrated the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.

h) New developments (excluding change of use and householder) should provide a minimum of 10% net gain for biodiversity - where possible this should be onsite. Where it is required/necessary to deliver biodiversity net gain offsite this should be part of a strategic ecological network having regard to Green Infrastructure and Local Nature Recovery strategies. Where it is achievable, a 20%+ onsite net gain is encouraged and is required for development on previously developed sites. Major developments will be expected to demonstrate this at the planning application stage using biodiversity metrics. This should be accompanied by a long-term management

[4] Worthing Borough Council (2023), Worthing Local Plan 2020-2036, Adopted 28th March 2023 Available online at: https://www.adur-worthing.gov.uk/media/Media,169486,smxx.pdf.

plan.

i) Where appropriate, the Council will use planning conditions or obligations to provide appropriate enhancement and site management measures, and where impacts are unavoidable, mitigation or compensatory measures."

Policy DM19 - Green Infrastructure:

"b) Opportunities should be taken to incorporate elements of green infrastructure onsite to create, protect, enhance and manage green infrastructure assets and/or networks to achieve environmental net gain. This should be based on up-to date ecological evidence on, and information about, green infrastructure networks and assets to maximise multi-functional benefits.

c) In all new developments there should be no net loss of trees and any trees removed should, where practical and appropriate, be replaced on a greater than 1:1 basis to support levels of canopy cover and contribute to biodiversity net gain. Where this is not possible, an off-site contribution may be sought. Where practical and appropriate, additional tree planting is encouraged to improve the quality of the local environment and increase appropriate species canopy cover. Where possible, tree stock should be UK sourced and grown."

1.4 Methodology

This Biodiversity Impact Calculation uses the Statutory Biodiversity Metric calculation tool published by Natural England[5]. This is used to calculate 'habitat units' and 'hedgerow units' by multiplying the area (ha) or lengths (km), 'distinctiveness' (habitat type), 'condition' (quality), and strategic significance (location in relation to the authority's local strategy) of each habitat parcel.

The calculation provides a negative value to the biodiversity units where habitat is being directly lost to development. Where habitats are enhanced or created on-site, or off-site, the calculation gives a positive value but adds risk factors that account for uncertainty - difficulty in creating new habitats and time delays while they establish; habitats that are more difficult to restore or that will take a long time to reach a set target condition will score lower and therefore make a smaller positive contribution.

Where on-site gains are equal to or larger than the losses, the project is deemed to have neutral biodiversity impact or biodiversity 'net gain' respectively.

Where on-site gains do not outweigh on-site losses and a biodiversity 'net loss' is calculated, this becomes an 'offset requirement'. Offsets can be provided by further habitat creation or enhancement in-situ or elsewhere and are assessed using the same metric to balance the predicted gains against the losses to ensure no net loss will be achieved. It follows that a biodiversity net gain can still be achieved by providing higher biodiversity gains through the offset than the net loss resulting from the development.

Note that the metric does not allow for 'trading down'; one of the key principles in measuring biodiversity net losses or gains is that habitats of high ecological importance cannot be offset by the creation of larger areas of habitats with lower value. The Statutory Biodiversity Metric calculation tool includes a 'trading down correction'

[5] Natural England (2023) *The Statutory Biodiversity Metric – Calculation Tool*. Available online at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

that deducts the number of biodiversity units that are not accounted for through the creation of equivalent high distinctive habitats than that lost. For example, the loss of a small area of lowland meadow priority habitat (high distinctiveness) will not be offset by a larger area of modified grassland (medium distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

1.5 Data Sources

This calculation uses the most up to date survey information, using data gathered during the site visit in January 2025. The areas of each habitat category were measured using GIS mapping tools (QGIS). Condition assessments were made in accordance with the Statutory Biodiversity Metric condition assessments document[6] and the Statutory Biodiversity Metric: draft user guide[7]. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

To predict habitat/hedgerow units supported after by the site after completion of the development, the aerial imagery was overlaid by the proposed scheme layout (see Figure 2). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are 'created' after development are assumed to achieve the highest level of condition as appropriate; a separate landscape and enhancement plan should be produced to ensure this condition is achieved.

The Statutory Biodiversity Metric calculation tool uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with linear length of a feature. It should be noted that because linear features often have higher ecological importance, linear habitats are assigned higher distinctiveness and must be offset with other linear features. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

1.6 Results

1.6.1 Existing Habitats Assessment

A summary of habitats and condition assessments is provided in Table 1. Full results of condition assessments for habitats which require it (using the Statutory Biodiversity Metric condition assessment document) are provided in Appendix 1.

Overall, the on-site calculated baseline is 1.41 habitat units and 0.00 hedgerow units.

Table 1. Existing habitat conditions for Thatch Cottage, Pond Lane.

Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	**Location/Reference (habitat parcels split if multiple areas with different condition assessments)**	**Condition**
Developed land; sealed surface	Existing building (thatch cottage) to the east of the site.	N/A - Other

[6] Natural England (2023) *Statutory Biodiversity Metric Condition Assessments* Available online at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

[7] Natural England (2023). *Statutory Biodiversity Metric draft user guide.* Available online at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

Vegetated garden	Garden parcel surrounding the cottage on-site.	Condition Assessment N/A
Individual Trees	Group of individual trees located within the garden space of the property.	Moderate

1.6.2 Habitat Losses and Gains

The proposed development scheme at this site will result in the loss of:

On-site

- Developed land; sealed surface 0.006ha
- Vegetated garden 0.035ha
- Individual trees 0.057ha lost (moderate condition)

The proposed development scheme at this site will retain:

On-site

- Vegetated garden 0.052ha
- Individual trees 0.0977ha (moderate condition)

Post intervention the following habitats will be created:

On-site

- Developed land sealed surface 0.037ha

The overall results of the calculations are presented in Table 2. Please refer to the Statutory Biodiversity Metric calculation tool supplied with this document (submitted separately) for full details of the calculation.

Table 2. Headline results of the Biodiversity Impact Calculation for the proposed development at Thatch Cottage.

Headline Results				
Scroll down for final results ☒	Return to results menu			
On-site baseline	*Habitat units*	1.41		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.89		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-0.53	-37.26%	On-site net gain is less than target set ☐
	Hedgerow units	0.00	0.00%	
	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*	-0.53		
	Hedgerow units	0.00		
	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 (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.53		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-37.26%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			

Area created must match area lost for both onsite and offsite ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	1.41	1.55	0.61	
Hedgerow units	10.00%	0.00	0.00	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 ▲

Table 3. Trading summary results of the Biodiversity Impact Calculation for the proposed development at Thatch Cottage.

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 ≥	No ▲

Table 4. Trading summary results for medium distinctiveness habitats for the proposed development at Thatch Cottage.

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	0.00
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	
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	0.00
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - 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	0.00	0.00	0.00	
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	-0.46	0.00	-0.46	-0.46 H
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	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
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	
		-0.46	0.00	-0.46	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Medium Distinctiveness Broad Habitat losses to be offset by trading up	-0.46 H
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-0.46 H
Cumulative surplus of units	-0.46 H

Table 5. Trading summary results for low distinctiveness habitats for the proposed development at Thatch Cottage.

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	0.00	0.00	0.00
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
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	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - 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	0.00	0.00	0.00
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	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	-0.07	0.00	-0.07 H
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
		-0.07	0.00	-0.07

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.07 H
Cumulative surplus of units	-0.07 ▲

1.7 Conclusions

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will results in a likely net loss of **0.53 habitat units (-37.26%)**.

The current scheme does not satisfy the trading rules within the Statutory Biodiversity Metric. The current scheme does not achieve a 10% net gain. In addition, the calculation has identified a 'Medium Distinctiveness Broad Habitat Deficit' of 0.46 Habitat Units and a 'Low Distinctiveness Broad Habitat Deficit' of 0.07 Habitat Units.

In order to satisfy the trading requirements, the scheme would require achieving a 10% overall net gain through the creation of a minimum of 0.67 habitat units. In addition to these 0.67 habitat units a minimum of 0.46 habitat

units must come through the creation of individual trees and the creation or uplift of 0.07 habitat units through a low distinctiveness or higher habitat.

Due to the size of the proposed development site and the location it is unlikely to be possible to achieve the 10% net gain on site, and as such, the purchase of off-site units is likely to be required.

With the above measures in place, the scheme would satisfy the trading rules and see and overall net gain of 10%.

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.

APPENDIX 1 – Habitat Condition Assessment Sheets

Existing Individual Trees

Condition Criteria Assessment for Individualtrees	Total Score: 4
A. The tree is a native species (or at least 70% within the block are native species).	FALSE
B. The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide	TRUE
C. The tree is mature (or more than 50% within the block are mature).	TRUE
D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	TRUE
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FALSE
F. More than 20% of the tree canopy area is oversailing vegetation beneath.	TRUE