

**WOODGATE CENTRE, WESTERGATE,
WEST SUSSEX**

BIODIVERSITY OFFSETTING METRIC ASSESSMENT

Final Document

August 2021

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
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Ecological Survey & Assessment Limited is a Trinity Consultants Company



ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017).

Description:	Biodiversity Offsetting Metric Assessment
Produced For:	Pye Homes
Issue:	Final
Report Reference:	20.0445.0002.F0
Date of Issue:	6 th August 2021
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**WOODGATE CENTRE, WESTERGATE,
WEST SUSSEX**

BIODIVERSITY OFFSETTING METRIC ASSESSMENT

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1.0 INTRODUCTION

1.1 Introduction

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Pye Homes to prepare a Biodiversity Offsetting Metric Assessment to support a planning application for the redevelopment of the Woodgate Centre, Westergate, West Sussex, PO20 3SX (hereafter referred to as the site). The proposals are for the redevelopment of the site for a residential scheme comprising 180 units with associated gardens, car parking and amenity space.

The site is located in Westergate, West Sussex, centred on National Grid Reference (NGR) SU 9412 0410 (Error! Reference source not found.). The baseline habitats are shown on **Map 2**.

1.2 Background

ECOSA undertook a Preliminary Ecological Appraisal of the site in 2017 (ECOSA, 2017). During the appraisal, much of the site was found to comprise horse-grazed paddocks, areas of scrub and the stable blocks. Habitats of relatively greater value comprise the tree lines, scattered mature oak trees and the Lidsey Rife on the eastern boundary which is a chalk stream.

As the on-site habitats were found to be suitable for a range of protected species further surveys were recommended and undertaken in relation to bats, hazel dormouse, badger, reptiles, otter and water vole. An Interim Ecological Assessment report was produced providing the methodology, survey results to date and outline recommendations for avoiding potential impacts along with possible mitigation, compensation and enhancement measures (ECOSA, 2020).

Following this, an updating walkover survey was undertaken in October 2020 to confirm whether there has been any material change in the habitats present since the previous survey works were undertaken. No change to habitats on site were recorded (ECOSA, 2020). In support of the full planning application due to be submitted in 2021, species-specific surveys are currently being updating during the 2021 survey season.

Pre-application advice was sought in relation to the proposed development from Arun District Council in December 2020 (PAA/120/20). A response from the Council was received on the 18th December 2020, with the following comments relating to ecology:

“Policy ENV DM5 (ALP) required development schemes, in the first instance, to achieve a net gain in biodiversity and protect existing habitats on site. The current matrix being utilised by Natural England comprises the DEFRA matrix. The wider BEW site is also utilising the DEFRA matrix to assess biodiversity net gains. The council is aspirational

in seeking a minimum of 10% net gain to bring future developments in line with the progressing Environment Bill. The LPA will expect a similar assessment to be undertaken to fulfil Policy ENV DM5, should a planning application be forthcoming. Policy H8 (Outdoor Space) of the NDP required new housing development and its associated outdoor space to result in improved biodiversity.

The Council considers an opportunity exists to make the proposed attenuation basin to the east of the site a permanently wet feature. This will provide an opportunity for biodiversity and ecological enhancements. Where this can be demonstrated using the DEFRA matrix to a suitable extent, the Council will take a balanced and pragmatic view regarding the overall quantum of public open space. The trade-off between provision of public open space and net gains in biodiversity is a matter of planning judgement to be exercised by the Council.”

1.3 Aims and Scope of Assessment

The aim of this assessment is to establish whether the proposals will be able to deliver a net gain in biodiversity through using a recognised biodiversity metric to calculate the value of the site before and after development. This document is a stand-alone assessment of the pre and post-development value of the site in terms of the biodiversity units. This does not supersede the Interim Ecological Impact Assessment (ECOSA, 2021) which will be submitted as part of the full planning application and should be read in-conjunction with that document.

2.0 METHODOLOGY

2.1 Methodology

The calculator used for this assessment is the DEFRA Biodiversity Metric Calculation Tool Version 2.0. Biodiversity Metric 2.0 utilises habitat types based on the UKHAB habitat classification system.

A baseline habitats map was devised (**Map 2**) and depicts the areas of existing habitat within the site. This has been based on the Preliminary Ecological Appraisal field survey undertaken by ECOSA in 2017 (ECOSA, 2017) and informed by the updating walkover survey undertaken by ECOSA in 2020 (ECOSA, 2020). A calculation was then made of the proposed areas of new landscaping / habitat creation to be incorporated into the scheme. This information was then used to feed into a Biodiversity Metric Calculator.

The calculator uses a number of different factors such as habitat condition¹, distinctiveness and size to provide a score which represents the biodiversity value of the site prior to development. A similar calculation is undertaken for post development habitats which also includes risk factors such as time required to establish the new habitat, target habitat condition and difficulty to create the proposed habitat. Once these calculations are completed this provides a pre and post-development biodiversity value of the site which allows an assessment to be made of the biodiversity² losses or gains at the site. Post-development habitats are shown on **Map 3**.

In line with the methodology, the condition assessment, and target condition assessment, was based on the criteria within The Biodiversity Metric 2.0 Technical Supplement. The Technical Supplement (Natural England, 2019) details a number of overall condition assessment criteria corresponding to each habitat type, and a number of criteria relating to specific levels of condition of that habitat type. When undertaking the assessment, a habitat is assessed as being one of “Good”, “Fairly Good”, “Moderate”, “Fairly Poor” and “Poor” in condition, depending on the number and/or proportion of overall, and condition level specific criteria which the habitats meets.

2.2 Limitations

At the time of the preparation of this assessment the Biodiversity Metric 2.0 is still in the Beta testing phase. Therefore, the methodology used in this document is liable to revision when the final version of the metric is released. The final version of the metric will include an assessment of ecological connectivity, however, at this stage the

¹ Habitat Condition relates to the function of the habitat as an ecological feature where good condition provides a greater biodiversity value where poor provides a lesser biodiversity value.

² In this context biodiversity is specifically related to habitats rather than biodiversity as a whole.

methodology assumes a moderate connectivity for high and very-high distinctiveness habitats. Low connectivity should be assumed for all other habitats.

3.0 BIODIVERSITY IMPACT CALCULATION

3.1 Results

The areas of on-site pre-development habitats are provided in **Table 1** and the post-development habitat areas are provided in **Table 2**.

Table 1. Pre-Development Habitat Areas and Condition Assessments

UKHAB Habitat Type	Area (ha)	Condition Assessment	Strategic Significance	Notes	Total Habitat Units
Heathland and Shrub – Bramble Scrub	0.07	Poor	Low	In accordance with the Biodiversity Metric 2.0 Technical Supplement, criteria for Scrub Habitat Types were consulted. The scrub habitat on site is dominated by bramble (a single woody species cover is greater than 75%), the scrub is generally of a single age, there is no buffer of ungrazed tall herbs and all condition assessment criteria are being failed. As such, the habitat is assessed as being in poor condition.	0.28
Grassland - Modified Grassland	6.04	Poor	Low	The site is dominated by horse-grazed fields which are species-poor and grazed to a short sward. With reference to the Biodiversity Metric 2.0 Technical Supplement, the grassland is dominated by a few fast-growing grasses characterised by an abundance of rye-grass and white clover. The grassland is well-managed and fails all condition assessment criteria. As such the habitat is assessed as being in poor condition.	12.08
Urban – Vacant/Derelict Land/Bare Ground	0.1	Poor	Low	The site supports areas of gravel, tracks and a menage for horses. These areas contain very little vegetation, are regularly disturbed and show little spatial variation (not a mosaic of communities). In accordance with the Biodiversity Metric 2.0 Technical Supplement, the majority of condition assessment criteria are being failed. As such, the habitat is assessed as being in poor condition.	0.20
Urban – Amenity Grassland	0.06	Poor	Low	The site supports small areas of residential gardens comprising areas of amenity grassland. In accordance with the Biodiversity Metric 2.0 Technical Supplement, amenity grasslands characterised by a few fast-	0.12

				growing grasses, managed and mown regularly are assessed as being in poor condition.	
Urban – Developed Land; Sealed Surface	0.98	N/A	Low	In accordance with the Biodiversity Metric 2.0 Technical Supplement, Urban – Developed Land; Sealed Surface Habitat does not require a condition assessment and is automatically allocated a score of 0.	0.00
Urban – Street Tree	0.08	Moderate	Low	Approximately 30 trees are present on site (20 medium size and 10 small – in accordance with the DEFRA Biodiversity Metric Calculation Tool Version 2.0. In accordance with the Biodiversity Metric 2.0 Technical Supplement, Urban – Street Tree Habitat does not require a condition assessment and is automatically allocated a score of 2.	0.32
Native Hedgerow	0.79 (km)	Poor	Low	Small lengths of species-poor, defunct hedgerow dominated by hawthorn and bramble and some ornamental species are present at some site boundaries. In accordance with the Biodiversity Metric 2.0 Technical Supplement, the on-site hedgerows are less than 1.5 metres high and wide, gappy and have little ground flora, and as such is assessed as being in poor condition.	1.58
Total (excl. hedge and street tree)	7.25				13.00

Table 2. Post-development Habitat Areas and Condition Assessments

UKHAB Habitat Type	Area (ha)	Net Change Area (ha)	Target Condition	Habitat Status	Notes	Total Habitat Units
Grassland – Lowland Meadows	1.08	+1.08	Good	Newly Created	A species-rich grassland will be sown in the eastern part of the site dedicated to green open space. The grassland will contain a mixture of wildflowers and sedges and will be managed appropriately to minimise colonisation of undesirable species. As such, the target condition is 'good' in accordance with the Biodiversity Metric 2.0 Technical Supplement.	5.01
Grassland – Modified Grassland	1.52	+1.52	Poor	Newly Created	All new residential gardens will be sown with hardy flowering lawn mixes that contain native grass and wildflower species. These areas will be used for amenity purposes. As such, the target condition is 'poor' in accordance with the Biodiversity Metric 2.0 Technical Supplement.	2.93
Grassland – Other Neutral Grassland	0.61	+0.61	Good	Newly Created	Communal grassland areas across the site will be sown with a native species grassland mix containing a range of grasses and wildflowers in order to create a species-rich sward. The grassland will be managed appropriately to minimise colonisation of undesirable species. As such, the target condition is 'good' in accordance with the Biodiversity Metric 2.0 Technical Supplement.	4.29
Heathland and Shrub – Bramble Scrub	0.05	-0.02	Poor	Retained	Some areas of scrub habitat are due to be retained on site. The scrub is dominated by bramble (a single woody species cover is greater than 75%), the scrub is generally of a single age, there is no buffer of ungrazed tall herbs and all condition assessment criteria are being failed. As such, the habitat is assessed as being in poor condition.	0.19
Urban – Developed Land; Sealed Surface	3.3	+2.32	N/A	Newly Created	The majority of the site will comprise housing, the central roadway, driveways and hardstanding pathways associated within the development. In accordance with the Biodiversity Metric 2.0 Technical Supplement, Urban – Developed Land; Sealed Surface Habitat does not require a condition assessment and is automatically allocated a score of 0.	0.00

Lakes – Ponds (Non-Priority Habitat)	0.1	+0.1	Moderate	Newly Created	The proposed attenuation basin to the east of the site is to be made a permanently wet feature to provide an opportunity for biodiversity and ecological enhancements. The new pond is likely to fall within the 'moderate' condition category in accordance with the Biodiversity Metric 2.0 Technical Supplement. The water is likely to be of moderate quality and water levels are likely to be subject to some control. Planting of some submerged and floating plants is proposed.	0.58
Urban – Sustainable Urban Drainage Feature	0.05	+0.15	Poor	Newly Created	Most of the condition criteria for the Urban Habitat Type category are likely to be failed as the habitat will not support vegetation, loose bare substrate or pools or a mosaic of early successional communities. As such, the target condition is likely to be 'poor' only.	0.06
Urban – Introduced Shrub	0.54	+0.54	Poor	Newly Created	Mixed shrub planting will be undertaken across the entire site and will include species from the RHS plants for pollinators list. In accordance with the Biodiversity Metric 2.0 Technical Supplement, Urban – Introduced Shrub Habitat does not require a condition assessment and is automatically allocated a score of 1.	1.04
Urban – Street Tree	0.08	0	N/A	Retained	Approximately 30 trees are present on site (20 medium size and 10 small – in accordance with the DEFRA Biodiversity Metric Calculation Tool Version 2.0. These are to be retained. In accordance with the Biodiversity Metric 2.0 Technical Supplement, Urban – Street Tree Habitat does not require a condition assessment and is automatically allocated a score of 2.	0.32
Urban – Street Tree	0.1	+0.1	N/A	Newly Created	Approximately 224 new small trees of native species will be planted across the site as part of the proposals. In accordance with the Biodiversity Metric 2.0 Technical Supplement, Urban – Street Tree Habitat does not require a condition assessment and is automatically allocated a score of 2.	0.15
Native Species Rich Hedgerow	0.89 (km)	+0.89	Moderate	Newly Created	Newly planted mixed native hedgerow will bound the site to the north-west and south. The hedgerow will have very few gaps, allowing for pedestrian and vehicle access, the understorey will be left to grow naturally and will be managed so that the hedgerow will be free of invasive species. In accordance with the Biodiversity Metric 2.0	3.99

					Technical Supplement, these attributes will allow for a condition assessment of 'moderate'.	
Native Hedge	0.38 (km)	+0.38	Poor	Newly Created	Shorter stretches of native single-species hedges will be created across the site. These will generally be isolated in nature, well-managed with a less well-developed understorey. As such, in accordance with the Biodiversity Metric 2.0 Technical Supplement, these attributes will allow for a condition assessment of 'poor' only.	0.73
Native Hedge	0.79 (km)	0	Moderate	Enhanced	The existing species-poor defunct hedgerow on site, due to be retained will be enhanced through infill planting with native species to reduce gappiness and improve habitat connectivity. The hedge will be managed in order to remove any invasive species and ground flora allowed to establish. In accordance with the Biodiversity Metric 2.0 Technical Supplement, these attributes will allow for a condition assessment of 'moderate'.	2.9
Total (excl. hedge and street tree)	7.25					15.09

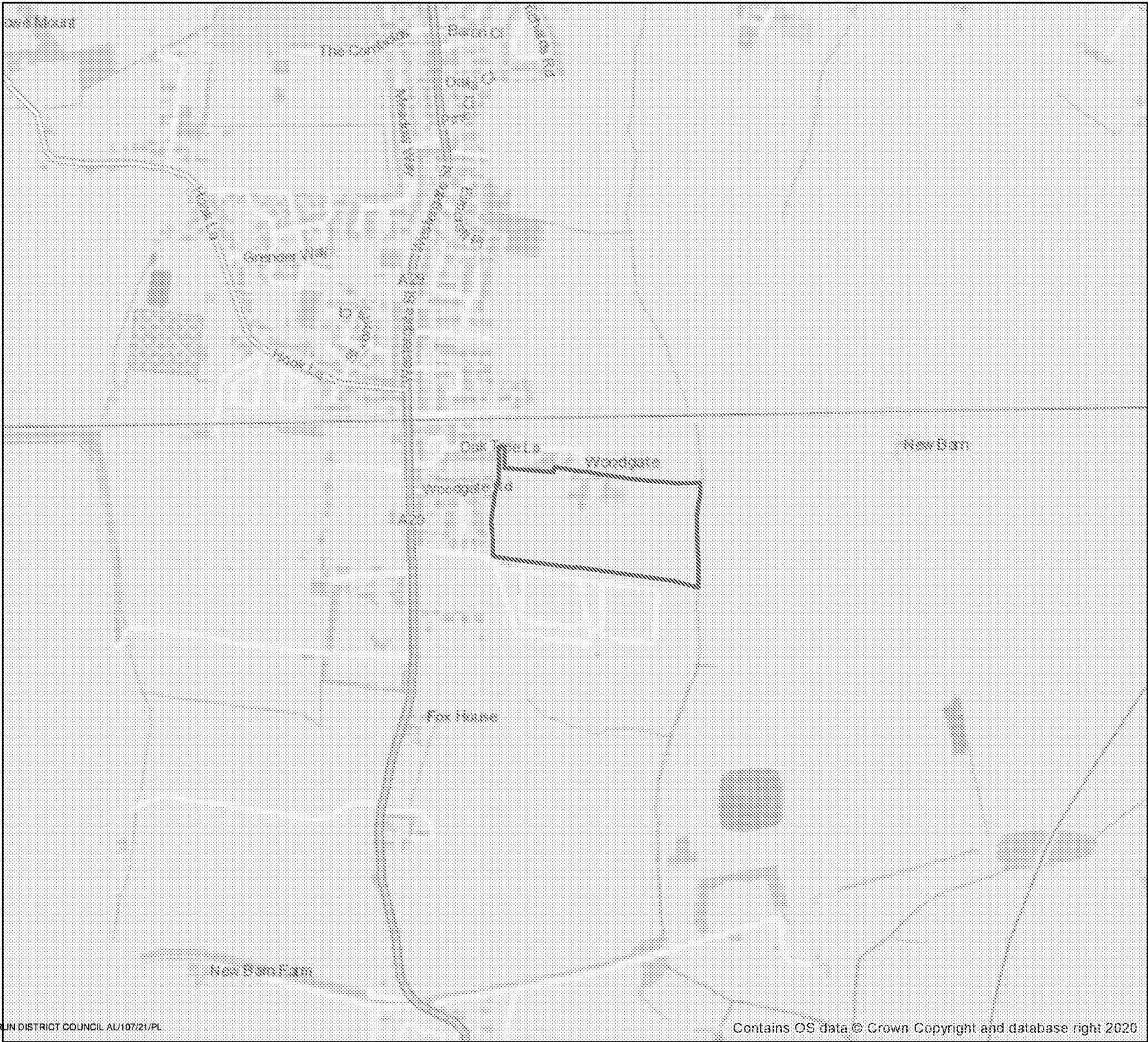
The full breakdown of the pre-development and post-development calculation is provided in **Appendix 2**.

4.0 CONCLUSION

4.1 Conclusion

The calculation has identified that there will be a net gain of +2.09 habitat units and a net gain of 6.05 hedgerow units as a result of the development. This represents a 16.05% increase for habitat units and a 382.76% increase for hedgerow units on the site. This is in accordance with Policy ENV DM5 of the Arun District Local Plan which require development schemes to achieve a net gain in biodiversity and protect existing habitats on site, and the requirement of the council to deliver a 10% net gain overall.

Map 1 Site Location



**WOODGATE CENTRE, WESTERGATE,
CHICHESTER, WEST SUSSEX**

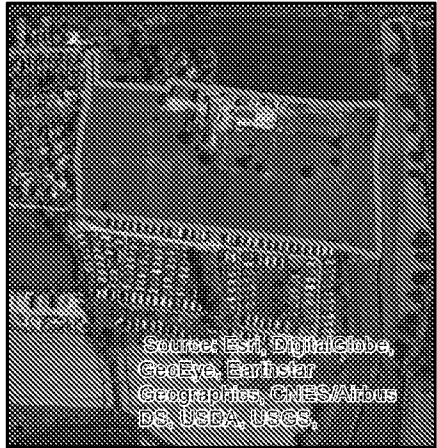
BIODIVERSITY OFFSETTING METRIC

Map 1 - Site Location Plan

Client:	Pye Homes
Date:	July 2021
Status:	Final

KEY

 Site Boundary



Scale at A4: 1:10,000
0 100 200 400 Metres
N

Prepared by: HB	Date: 090721
Last amended by: N/A	Date: N/A

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Map 2 Baseline Habitats

WOODGATE CENTRE, WESTERGATE, WEST SUSSEX

BIODIVERSITY OFFSETTING METRIC

Map 2 - Baseline Habitats

Client: Pye Homes

Date: July 2021

Status: Final

KEY

-  Site Boundary
-  Heathland and Shrub - Dense Scrub
-  Modified Grassland
-  Scattered Trees
-  Urban - Amenity Grssland
-  Urban - Bareground
-  Fence
-  Native Hedgerow
-  Rivers and Streams

Scale at A4: 1:2,000

0 20 40 80 Metres



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Map 3 Post-development Habitats

WOODGATE CENTRE, WESTERGATE, WEST SUSSEX

BIODIVERSITY OFFSETTING METRIC

Map 3 - Post-Development Habitats

Client: Pye Homes

Date: July 2021

Status: Final

KEY

-  Site Boundary
-  Urban - Developed Land; Sealed Surface
-  Trees (Retained)
-  Heathland and Shrub - Dense Scrub (Retained)
-  Grassland - Lowland Meadow
-  Grassland - Other Neutral Grassland
-  Grassland - Modified Grassland
-  Urban - Introduced Shrub
-  Urban - Sustainable Drainage Feature/Lakes - Pond (Non-Priority Habitat)
-  Native Species Rich Hedgerow
-  Native Hedge
-  Rivers and Streams
-  Newly Planted Trees

Map based on Landscaping Proposals Plan
produced by LandArb Solutions, dated 06/07/21
(Drawing No. LAS 103-05-Rev. C)

Scale at A4: 1:2,000
0 20 40 80 Metres



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Appendix 1 Landscape Plan

Table with 2 columns: Species, Quantity. Rows include various tree species like Acer, Betula, etc.

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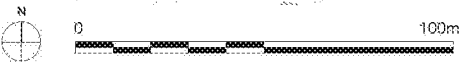


Proposed Native Tree Planting

- Proposed Field Maple - 18 (Acer campestre)
- Proposed Alder Tree - 13 (Alnus glutinosa)
- Proposed Birch Tree - 13 (Betula pendula)
- Proposed Birch Tree - 13 (Betula pubescens)
- Proposed Hornbeam Tree - 18 (Carpinus betulus)
- Proposed Turkish Hazel Tree - 14 (Corylus colurna)
- Proposed Beech Tree - 18 (Fagus sylvatica)
- Proposed Lime Tree - 13 (Tilia cordata)
- Proposed Oak Tree - 11 (Quercus robur)
- Proposed Mountain Ash Tree - 8 (Sorbus aucuparia)
- Proposed Plum Tree - 7 (Prunus domestica)
- Proposed Apple Tree - 7 (Malus domestica)
- Proposed Aspen Tree - 17 (Populus tremula)

Proposed Ornamental Tree Planting

- Proposed Hornbeam 'Frans Fontaine' - 12 (Carpinus betulus 'Frans Fontaine')
 - Proposed Lime 'Greenspire' - 21 (Tilia cordata 'Greenspire')
 - Proposed Mountain Ash 'Embley' Tree - 20 (Sorbus commixta 'Embley')
- Total 224



Appendix 2 Pre-development and Post-development Habitat Calculations

[illegible]

Post-development post-intervention habitat																		
Proposed habitat	Area (hectares)	Disturbance	Score	Condition	Score	Ecological connectivity			Strategic significance			Temporal multiplier		Difficulty multipliers		Habitat units delivered	Comments	
						Biological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic significance multiplier	Time to target multiplier years	Time to target multiplier	Difficulty of creation multiplier	Difficulty of restoration multiplier		Associated comments	Revisions comments
Grassland - Lowland meadows	1.08	High	6	Good	5	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	10	0.000	High	0.30	100		
Grassland - Modified grassland	1.52	Low	8	Poor	5	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		0.000	Low	1	100		
Grassland - Other neutral grassland	0.61	Moderate	5	Good	5	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	10	0.000	Low	1	100		
Heathland and shrub - Mixed scrub	0.05	Moderate	5	Poor	5	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		0.000	Low	1	100		
Urban - Developed land: sealed surface	3.3	High	0	N/A - Other	0	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	0	0.000	Low	1	100		
Lakes - Ponds (Non-Priority Habitat)	0.1	Low	5	Moderate	5	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	0	0.000	Low	1	100		
Urban - Introduced shrub	0.54	Low	2	Poor	1	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	1	0.000	Low	1	100		
Urban - Sustainable urban drainage feature	0.05	Low	3	Poor	5	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		0.000	Moderate	0.07	100		
Urban - Street Trees	0.1	Low	6	Moderate	8	Low	Unimproved habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	27	0.000	Low	1	100		
Totals	7.36														Total Units	670		

Wansgate Centre, Wansgate

B-1 Site Hedgerow Baseline

Use Hedgerow - existing hedgerow			Hedgerow distance from road		Hedgerow condition		Ecological connectivity			Strategic significance			Suggested actions to address habitat losses (see table below)	Total Hedgerow Length	Hedgerow category biodiversity value						Comments		
Reference no.	Hedgerow number	Hedgerow type	Length (km)	Distance from road (m)	Area (ha)	Condition	Score	Strategic connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance			Strategic significance	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Further comments	Further comments
1	1	Nature Hedgerow	0.79	Low	0.1	Poor	0.1	Low	Intermediate	1	Overall compensation met in total Strategic No loss strategy	Overall Strategic significance	Overall Strategic significance	Overall Strategic significance	Overall Strategic significance	0.79	0.79	0.1	0.1	0.0	0.0		
2																							
3																							
4																							
5																							
6																							
Total Site Length (km)			0.79												0.79	0.79	0.1	0.1	0.0	0.0			

Woodgate Centre, Westergate

8-2 Site Hedge Creation

		Multipliers																				
		Proposed habitat			Natural disturbance		Hedge condition		Ecological connectivity			Spatial quality			Temporal multiplier		Difficulty of creation multiplier	Hedge units delivered	Comments			
Baseline ref	New hedge number	Habitat type	Length (m)	Biodiversity score	Condition	Score	Ecological connectivity	Connectivity multiplier	Connectivity multiplier	Strategic significance			Strategic significance	Strategic significance	Strategic significance	Time to target condition/years			Time to target multiplier	Assessor comments	Reviewer comments	
1		Native Species Rich Hedgerow	0.89	Medium	A	Moderate	2	Low	0.5000000000000001	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	1	0.997	0.97	0.98						
2		Native Hedgerow	0.38	Low	B	Poor	1	Low	0.5000000000000001	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	1	0.985	0.95	0.96						
3																						
4																						
5																						
6																						
7																						
			Creation length (KM)	2.0000000000000002																2.0000000000000002		

		Post development, post intervention habitat												Estimates	
Biodiver- ity	Biodiver- sity Index	Proposed	Change in disturbance and condition						Strategic significance Strategic significance	Temporal multiplier Time to target condition years	Difficulty to achieve Difficulty of Achievement Category	Hedge units achieved	Assessor comments	Reviewer comments	
	Disturbance equivalent		Condition index score	Length km	Disturbance	Condition	Ecological connectivity								
1	Native Hedgerow	Native Hedgerow	Low - Low	Poor - Moderate	0.78	Low	Moderate	Low	Area/compensation not in local strategy / no local strategy	5	Low	3.90			
			Total site length									3.90			