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Biodiversity Net Gain Report

Survey site:

Land Rear of 86 Annandale Road, Bognor Regis, West Sussex, PO21 2EX

Client:

225 Developments Ltd.

Report date:

11/11/2025

Project:

This report has been produced to support a planning application with Arun District Council. The proposal is described as: *'Construction of a single dwelling and associated landscaping'.*

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Status	Issue	Name	Date
Final	1.0	Laurence Wills ACIEEM BSc (Hons), Senior Ecologist	11/11/2025

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
>
> This approach is enshrined in Government planning guidance, for example, paragraph 185 of the National Planning Policy Framework for England.
>
> The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

Executive Summary

- Arbtech Consulting Ltd was instructed by 225 Developments Ltd. to undertake a Biodiversity Net Gain (BNG) Assessment for a proposed development at Land Rear of 86 Annandale Road, Bognor Regis, West Sussex, PO21 2EX (hereafter referred to as "the site"). Proposals for the site are described as: '*Construction of a single dwelling and associated landscaping'.*

- The proposed development is anticipated to result in a **3.47% net loss** in area-based habitat units. It is noted that hedgerow units and watercourse units are not applicable to this assessment. A minimum 10% net gain for area-based habitat units is not achieved, as such, the proposed development is not currently compliant with legislation (Environment Act 2021). Furthermore, the habitat trading rules are not satisfied as baseline low/medium distinctiveness habitats are not sufficiently compensated for through post-development habitat creation.

- In order to achieve the required 10% net gain in area-based habitat units and to satisfy the habitat trading rules, the proposed development needs to provide an additional **0.22 area-based habitat units**, comprising the correct habitat types to compensate for the overall loss in low/medium distinctiveness habitat types. Details of biodiversity off-setting are included in Section 4.

Contents

1.0 Introduction and Context

1.1 Introduction

Arbtech Consulting Ltd was instructed by 225 Developments Ltd. to undertake a Biodiversity Net Gain (BNG) Assessment for a proposed development at Land Rear of 86 Annandale Road, Bognor Regis, West Sussex, PO21 2EX (hereafter referred to as "the site"). Proposals for the site are described as *for 'Construction of a single dwelling and associated landscaping'* hereafter referred to as the "Proposed Development"). A plan shows the proposed development is provided in **Appendix A**.

This report should be read in conjunction with the following documents:

- **Statutory Biodiversity Metric** - Completed in accordance with the proposed development (Arbtech Consulting Ltd, 2025).
- **Preliminary Ecological and Roost Appraisal** - PEA-PRA - Land Rear of 86 Annandale Road, PO21 2EX -5699256-v1- 12.11.25 (Arbtech Consulting, 2025).

1.2 Site Context

The site is located within an urban area of Bognor Regis, West Sussex (national grid reference: SZ 93574 99904). The site comprises amenity grassland with mature trees along the northeastern boundary, areas of patio hardstanding, a summer house within the grassed area, and a section of unmanaged bramble located to the southwest. Residential dwellings are situated directly to the northwest and south, within a predominantly urban environment. The surrounding area consists of similar residential properties with a high density of urban infrastructure, including roads and built development. Scattered trees are present within the residential landscape, with a large parkland area located further to the southeast; however, habitat connectivity to the site is limited. The site and surrounding environment are considered to provide poor potential for supporting wildlife.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of +10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term should be adopted to ensure biodiversity net gain can be delivered. Biodiversity Net Gain became mandatory for new developments (non-exempt) on 12th February 2024.

The DEFRA Statutory Biodiversity Metric is the latest version of the metric tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses.

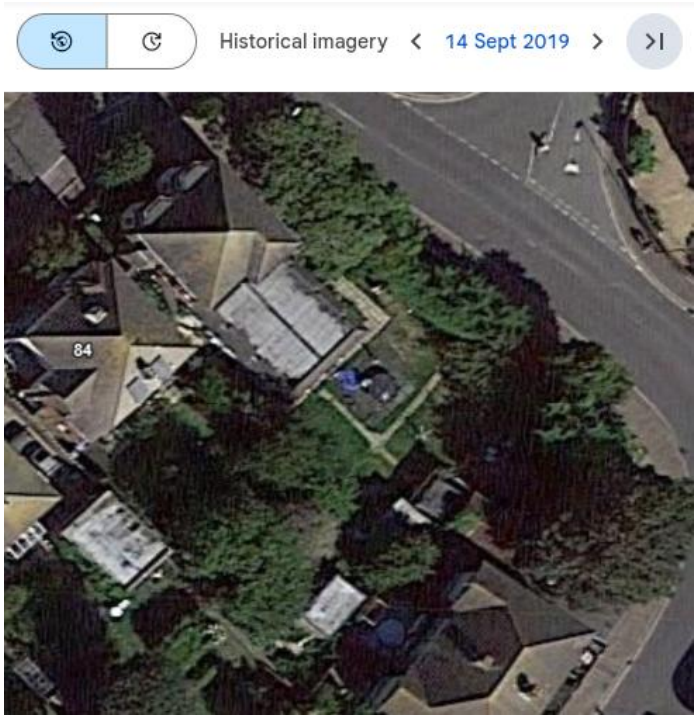
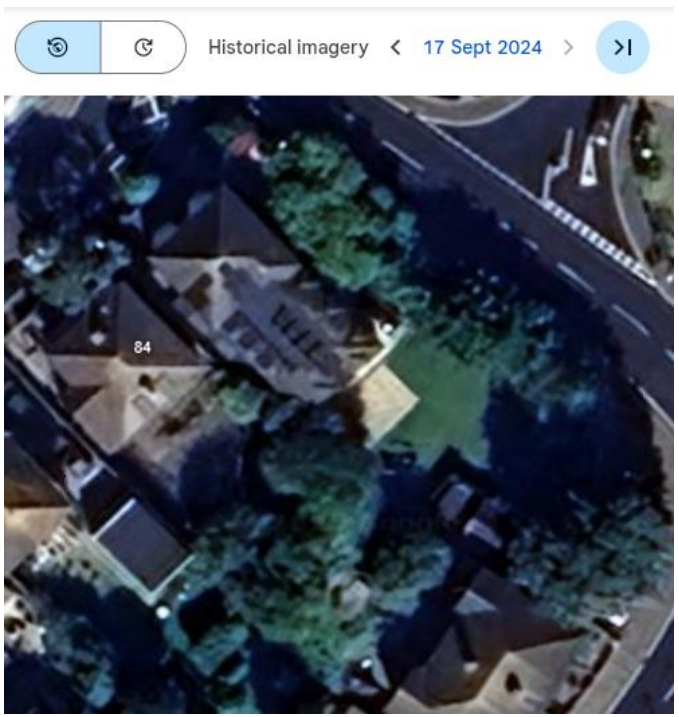
The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a +10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

Baseline Biodiversity Value and Habitat Degradation

A review of aerial imagery and previous landscape mapping (Google Earth, 2025) show evidence that the habitats onsite have not significantly been removed/become significantly degraded since the period of 20th January 2020. The current condition of the site, as surveyed in June 2025 (Arbtech Consulting Ltd, 2025), is therefore valid for use as the baseline for biodiversity net gain calculations. The baseline BNG Calculation is therefore directly informed by the Preliminary Ecological Appraisal. A baseline habitat plan is provided in **Appendix B** which shows the current habitat classification of the site during the period of June 2025. A table overleaf shows evidence of the habitat values in relation to the timescales:

Table 1.0: Habitat degradation onsite

Sept 2019	Sept 2024
	

Habitat Classification

The Preliminary Ecological Appraisal (PEA) classified the habitats on site according to UK Habitat Classification User Manual (UK Habitat Classification Working Group, 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development). Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2025).

Statutory Biodiversity Metric and Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric Condition Assessment Supplement (Natural England, 2024), if applicable. The habitats were calculated and entered into the Statutory Biodiversity Metric excel document published on 3rd July 2025.

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations within the draft Local Nature Recovery Strategy for Arun District Council (2025).
- The National Character Area is recognised as: Area 126 — South Coast Plain

Report Limitations

No limitations are recorded.

Post Development Biodiversity Value

The post development BNG Calculation was informed by 'Site, Block and Location Plans' (R&R Design, 2025), which shows the broad landscape proposals. The Proposed Site Plan is provided in **Appendix A.** Habitat coverage anticipated post-development is illustrated on the plan in **Appendix D**.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, 2023).

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created. Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2025).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric Condition Assessment Supplement (Natural England, 2024). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value (based on the development plans and professional judgement);
- Function within the landscape (based on the location of the proposed habitats and a review of Google and OS imagery); and
- Any site or habitat allocations within the draft Local Nature Recovery Strategy for Arun District Council (2025).

3.0 Results and Evaluation

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition, and strategic significance. Condition assessment sheets (where applicable) are presented in **Appendix E**.

Table 1: Baseline Biodiversity Value

Habitat	*Area (ha)/ Length(km)*	*Area Retained or Enhanced*	*Description*	*Condition Assessment*	*Strategic Significance*
Area-based habitats					
Grassland: Modified grassland – g4	0.0145 ha	**None**	Areas of modified grassland is present within the central and south areas of the site. The grassland shows evidence of regular maintenance with the sward height consistent across the habitat and no more than two inches at the time of survey.	**Poor**: passes 5 of 7 criteria (fails essential criteria) Assessed using the 'Low grassland' habitat type condition sheet.	**Low** Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Heathland and shrub: Bramble scrub – h3d	0.0134 ha	**None**	An area of dense bramble scrub is present within the southwest corner of the site. The area does not show any areas of recent management and is directly adjacent residential buildings to the north, south and west.	Habitat condition pre-determined as '**N/A'** as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Urban: Artificial unvegetated, unsealed surface – u1c	0.0088 ha	**Retained: 0.0088 ha**	A gravel driveway access is located within the northwest of the site, which extends into the central area. No species of interest were recorded in this area.	Habitat condition pre-determined as '**N/A'** as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Urban: Developed land; sealed surface – u1b	0.0066 ha	**None**	Areas of amenity patio area are present within the central and southeast sections of the site. A	Habitat condition pre-determined as '**N/A'** as detailed within the	**Low** Strategic Significance

			small garden house is also present within the southwest section of the site, surrounded by the bramble scrub.	Statutory Biodiversity Condition Assessment Supplement.	Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Urban: Introduced shrub – 847	0.0091 ha	**None**	Areas of introduced shrubs are located around the boundaries of the grassland area for decorative features. Montbretia is present within a small section of the northeast shrub boundary.	Habitat condition pre-determined as '**N/A'** as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Individual trees: Urban – 32	0.1954 ha	**Retained: 0.1954 ha**	One mature 'medium' sized hazel tree (T1) is present within the bramble scrub. A line of 11 trees (G2) are located along the eastern boundary of the site within the area of introduced shrubs. *Two small trees located within the north and east of the site (G2) have been omitted due to being within an area that could be classified as vegetated garden.*	**Moderate**: T1 passes 5 of 7 criteria **Moderate**: G1 passes 5 of 7 criteria Assessed using the 'Individual trees' habitat type condition sheet.	**Low** Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition, and strategic significance.

Table 2: Post Development Biodiversity Value

Habitat (UK Habs)	***Area (ha)/ Length(km)***	***Description***	***Target Condition***	***Strategic Significance***
Area-based habitats				
Urban: Artificial unvegetated, unsealed surface – u1c	0.0068 ha	Areas of extended driveway will be created within the northern section of the site.	Habitat condition pre-determined as **'N/A'** as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance Not included within local strategy.
Urban: Developed land; sealed surface – u1b	0.0145 ha	A new house will be constructed with associated areas of amenity hardstanding surrounding.	Habitat condition pre-determined as **'N/A'** as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance Not included within local strategy.
Urban: Vegetated garden – u1	0.0223 ha	Garden spaces with small green spaces at the side of the new house will be present within site ownership of the dwelling on site.	Habitat condition pre-determined as **'N/A'** as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance Not included within local strategy.

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Statutory Metric. The headline results as described below.

- The baseline biodiversity unit score: **Area-Based Habitat Units**: 1.66; **Hedgerow Units:** N/A; **Watercourse units:** N/A.
- The post-development biodiversity unit score: **Area-Based Habitat Units**: 1.61; **Hedgerow Units:** N/A; **Watercourse units:** N/A.
- The on-site net change in biodiversity units: **Area-Based Habitat Units**: -0.06; **Hedgerow Units**: N/A; **Watercourse units**: N/A

This results in the following change in biodiversity value of the site:

- **Area Based Habitat Units: -3.47%**
- **Hedgerow Units:** N/A
- **Watercourse units:** N/A

4.0 Conclusions and Recommendations

4.1 Discussion

The proposed development is anticipated to result in a **3.47% net loss** in area-based habitat units. It is noted that hedgerow units and watercourse units are not applicable to this assessment. A minimum 10% net gain for area-based habitat units is not achieved, as such, the proposed development is not currently compliant with legislation (Environment Act 2021). Furthermore, the habitat trading rules are not satisfied as baseline low/medium distinctiveness habitats are not sufficiently compensated for post-development.

4.2 Scope for Enhancement

It is assessed that there is limited scope for enhancement within the site in accordance with the existing scheme. This is largely due to loss of the scrub habitats onsite. The areas on site are required for the proposed development and the site would require a redesign to allow areas to be used to offer any additional units, however, due to the area it is unlikely to be possible. The trading rules to create the same habitat type as scrub and grassland onsite is the main limiting factor due to the limited space. Due to the loss of the majority of habitats on site that is required for the development, no areas can be enhanced and used to regain any units.

4.3 Off-Setting

In order to achieve the required 10% net gain in area-based habitat units and to satisfy the habitat trading rules, the proposed development needs to provide overall **0.22 area-based habitat units**, comprising the correct habitat types to compensate for the overall loss in low/medium distinctiveness habitat types. This can be achieved through offsite land within ownership being enhanced or through acquiring additional land through purchase or third-party collaboration. It is possible to purchase Statutory Biodiversity Credits to account for the loss of the habitats onsite, which will fund national habitat creation projects, however this will come at an increased cost.

4.4 30-Year Management Plan

A BNG Management Plan must be produced for the site to comply with current guidance detailed within the Statutory Biodiversity Metric guidance documents if key habitats will be created onsite that will benefit towards the net gain. The management plan will provide best practice prescriptions for the implementation, management, and monitoring of the proposed landscaping for a minimum term of 30 years to ensure the site is developed in accordance with the BNG Assessment. It is anticipated that a BNG Management Plan will be produced prior to any development activity that incorporates the selected option for biodiversity off-setting and subsequently demonstrates a compliant BNG.

5.0 Bibliography

- Arbtech Consulting Ltd. (2025). The_Statutory_Biodiversity_Metric_Calculation_Tool Land Rear of 86 Annandale Road, PO21 2EX -5699256-v1- 12.11.25
- Arbtech Consulting Ltd. (2025). Preliminary Ecological and Roost Appraisal - PEA PRA - Land Rear of 86 Annandale Road, PO21 2EX -5699256-v1- 12.11.25
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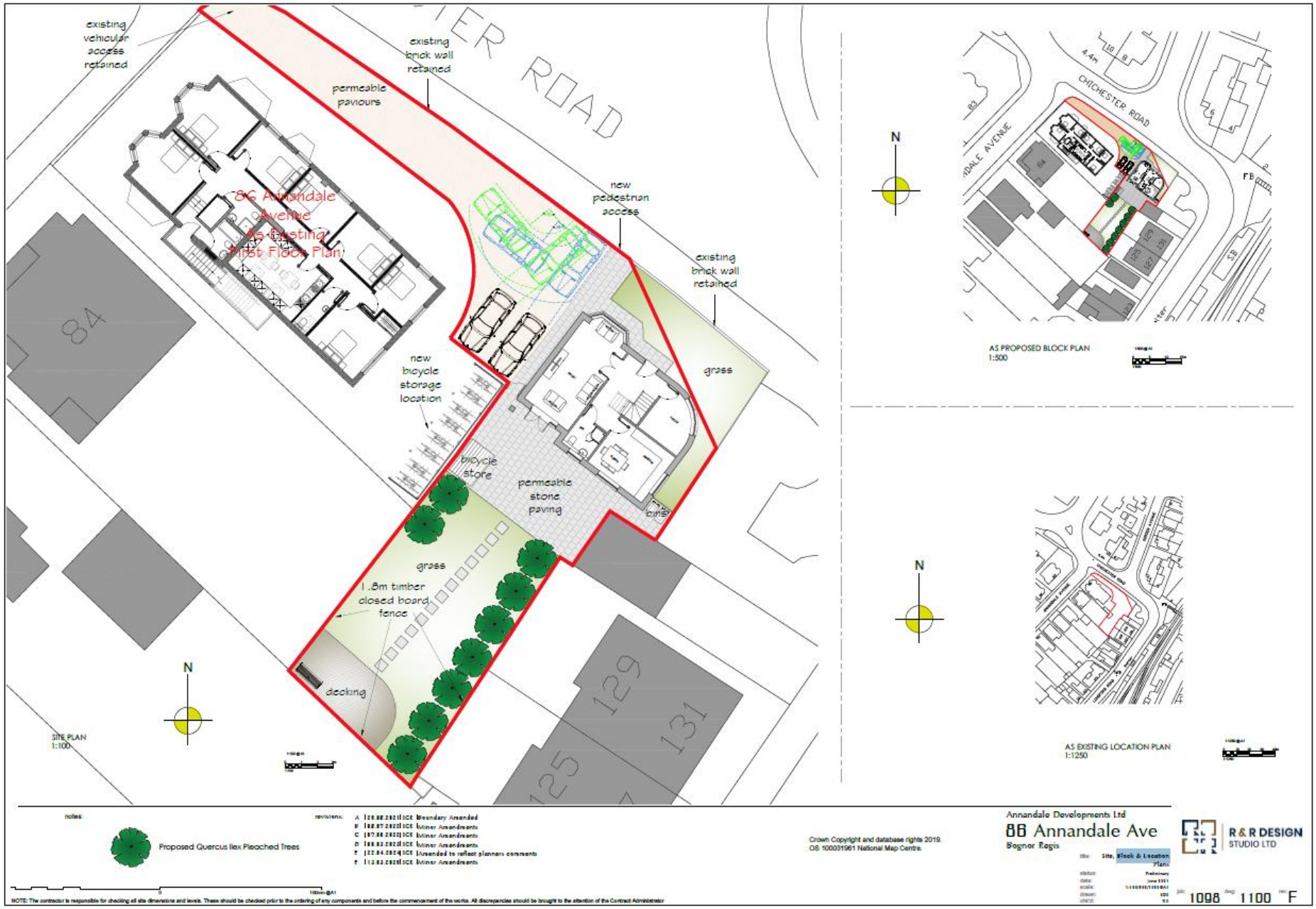
- Natural England (2025). The Statutory Biodiversity Metric User Guide. https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides.
- R&R Design (2025). Site, Block, and Proposed Plan
- UK Habitat Classification Working Group (2023). UK Habitat Classification – Habitat Definitions V2.0.

Appendix A: Proposed Development Plan



Appendix B: Site Location Plan

Appendix C: Baseline Habitat Survey Plan

Appendix D: Post-Development Habitat Plan

Appendix E: Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On site	**Survey date and Surveyor name**	29th June 2025 - Laurence Wills BSc (Hons)
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	SZ 93574 99904	**Habitat parcel reference**	
Habitat Description			
ukhab – UK Habitat Classification			

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

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

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

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

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

Habitat Description

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

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

On-site or off-site, site name and location	On site	**Survey date and Surveyor name**	29th June 2025 - Laurence Wills BSc (Hons)
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	T1 G1
		Grid reference	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Y	N									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y									
C	The tree is mature (or more than 50% within the block are mature)[1].	Y	Y									
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N									
	Number of criteria passed	4	4									

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

Biodiversity Net Gain Assessment

Appendix F: Headline BNG results

Land Rear of 86 Annandale Road

Return to results menu

Headline Results

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	1.66		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	1.61		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-0.06	-3.47%	On-site net gain is less than target set ⚠
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Area 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)	*Area habitat units*	-0.06		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Area 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)	*Area habitat units*	-0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-3.47%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	1.66	1.83	0.22	
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 ▲