

Land at Norwood Lane, Meopham

## **Biodiversity Net Gain Assessment**

October 2025

Quality Management	
<b>Client:</b>	Taylor Wimpey Homes South East
<b>Project:</b>	Land at Norwood Lane, Meopham
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**Plans:**

Plan 7007/BNG1	Pre-development Habitat Mapping
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**Appendices:**

Appendix 7007/1	Habitat Condition Assessment Sheets
Appendix 7007/2	Relevant Output from the Statutory Biodiversity Metric Calculation Tool

# 1 Introduction

## 1.1 Background and Proposals

- 1.1.1 Aspect Ecology is advising Taylor Wimpey Homes Southeast in respect of the land at Norwood Lane, Meopham (hereafter referred to as 'the site').
- 1.1.2 The site is proposed for an Outline Application with all matters reserved (except access) for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.
- 1.1.3 To inform the planning application, Aspect Ecology has undertaken a Biodiversity Net Gain (BNG) assessment to determine the level of BNG that can be achieved under the scheme. This work is based on the Statutory Biodiversity Metric tool<sup>1</sup> issued by Defra and informed by associated guidance issued by Defra, in combination with guidance developed by CIRIA, CIEEM and IEMA.

## 1.2 Biodiversity Net Gain Legislation, Policy and Best Practice

### Legislation

- 1.2.1 In England, Biodiversity Net Gain has been mandatory since 12<sup>th</sup> February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as amended) (as inserted by Schedule 14 of the Environment Act 2021).
- 1.2.2 Schedule 7A identifies (Part 2) that planning permissions in England (with certain exceptions) are deemed to have been granted subject to a condition requiring the submission of a *Biodiversity Gain Plan* prior to commencement of development. The Biodiversity Gain Plan must include details in regard to Biodiversity Net Gain, demonstrating how the development will achieve a gain in calculated biodiversity value of at least 10%.
- 1.2.3 Government advice<sup>2</sup> sets out the information LPAs require in order to consider BNG as part of a planning application, in line with Section 7(1A) of The Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended). In particular, this sets out that planning applications should be accompanied by the following information (alongside references to where this can be located in this report):
- A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition (see section 1.3 of this report);
  - In cases where the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition:-
    - i. the pre-development ('baseline') biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed Metric calculation tool (showing the calculations, the publication date and version of the Metric used to calculate that value) (see Table 3.3 and Appendix 7007/2 of this report);
    - ii. where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date (not applicable to this project);

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<sup>1</sup> Statutory Biodiversity Metric – Auditing and Accounting for Biodiversity – Calculation Tool. 23 July 2024

<sup>2</sup> <https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do> (updated 08/05/24)

- iii. a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') (see section 3.2 of this report);
- iv. where unauthorised degradation has taken place between 30<sup>th</sup> January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out (not applicable to this project);
- v. a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date) (see section 3.3 of this report); and
- vi. a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat (see Plan 7007/1).

#### Local Policy

1.2.4 Planning policy at the local level is set out within the Gravesham Local Plan (adopted in 2014).

1.2.5 The following policy is of relevance to this report:

#### **Policy CS12: Green infrastructure**

*A multifunctional linked network of green spaces, footpaths, cycle routes and wildlife stepping stones and corridors will be created, protected, enhanced and maintained. The network will improve access within the urban area, from the urban area to the rural area and along the River Thames. The key parts of the network are identified on Figure 19: Strategic Green Infrastructure Network.*

*Sites designated for their biodiversity value will be protected, with the highest level of protection given to internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites, followed by nationally designated Sites of Special Scientific Interest, followed by Local Wildlife Sites and then by other areas of more local importance for biodiversity.*

*There will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought, in particular within the Biodiversity Opportunity Areas shown on the Strategic Green Infrastructure Network map and within new development.*

*Where a negative impact on protected or priority habitats/species cannot be avoided on development sites and where the importance of the development is considered to outweigh the biodiversity impact, compensatory provision will be required either elsewhere on the site or off-site, including measures for ongoing maintenance.*

*The overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan, the Gravesham Landscape Character Assessment, and the Cluster Studies where relevant.*

## Good Practice Principles for Development

1.2.6 CIRIA, CIEEM and IEMA have developed a set of principles on good practice to achieve Biodiversity Net Gain<sup>3</sup>, accompanied by a practical guide<sup>4</sup>. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. They also provide a way for industry to show that projects follow good practice. Ten key principles are identified:

- 1) **Apply the Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
- 2) **Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.
- 3) **Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.
- 4) **Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.
- 5) **Make a measurable Net Gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
- 6) **Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:
  - Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses
  - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation
  - Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels
  - Enhancing existing or creating new habitat
  - Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity

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<sup>3</sup> CIEEM, CIRIA, IEMA (2016) *Biodiversity Net Gain: Good practice principles for development*.

<sup>4</sup> CIEEM, CIRIA, IEMA (2019) *Biodiversity Net Gain: Good practice principles for development. A practical guide*.

- 7) **Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
- 8) **Create a Net Gain legacy.** Ensure Net Gain generates long-term benefits by:
  - Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity
  - Planning for adaptive management and securing dedicated funding for long-term management
  - Designing Net Gain for biodiversity to be resilient to external factors, especially climate change
  - Mitigating risks from other land uses
  - Avoiding displacing harmful activities from one location to another
  - Supporting local-level management of Net Gain activities
- 9) **Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- 10) **Be transparent.** Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

### 1.3 Statement on Whether Biodiversity Gain Condition Applies and Purpose of this Report

- 1.3.1 Based on the site proposals and habitats present, it is considered that a planning permission, if granted in respect of the proposals, would be subject to the Biodiversity Gain planning condition under the legislation. Accordingly, this report provides a BNG assessment, including details of the existing calculated biodiversity value(s) and associated information, accompanied by a completed Metric calculation tool (Excel workbook) in line with the legislative requirements. In addition, going beyond the scope of the statutory BNG requirements, this report provides an assessment of the likely net change in biodiversity value under the proposed development, and a consideration of how a 10% gain can be delivered.

## 2 Methodology

### 2.1 Baseline Habitat Survey

- 2.1.1 The site was surveyed in February 2025 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present. A further update condition assessment and woodland botanical survey was completed in May 2025.
- 2.1.2 The site was surveyed based on standard Phase 1 Habitat Survey methodology<sup>5</sup>, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. The site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. Habitats were classified in accordance with the UK Habitat Classification system, version 2.0<sup>6</sup>, and condition assessed in accordance with the methodology set out in the Metric Technical Annex<sup>7</sup> and using professional judgement. In line with guidance<sup>8</sup>, the fine scale minimum mapping unit (MMU) of 25sqm or 5m in length has been used where possible / relevant.

### 2.2 Survey Constraints and Limitations

- 2.2.1 Not all of the species that occur in each habitat will necessarily be present or detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons.
- 2.2.2 The initial habitat survey was undertaken outside the optimal season. However, the broad habitat types present within the site were able to be identified sufficiently for the purpose of this report, and to enable an adequate assessment of the intrinsic ecological interest of the site to be made. An update habitat condition assessment survey was conducted in May 2025 at the same time as the woodland botanical survey, thus, was subsequently conducted within the optimal survey season.

### 2.3 Biodiversity Net Gain Assessment

- 2.3.1 To quantify the level of BNG that can be delivered under the proposed development, the change in biodiversity value resulting from the scheme has been calculated using the Metric calculation tool, as informed by the associated User Guide<sup>9</sup>. This takes account of the size, distinctiveness and ecological condition of existing and proposed habitat areas to provide a proxy measure of the present and forecast biodiversity value of a site, and therefore determine the overall change in biodiversity value.
- 2.3.2 In line with the 'information that LPA's require' (see paragraph 1.2.3. above), the pre-development ('baseline') biodiversity value of the on-site habitat has been calculated based on the habitat survey information collected during the baseline habitat survey (see 2.1 above).

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<sup>5</sup> Joint Nature Conservation Committee (2010, as amended) '*Handbook for Phase 1 habitat survey: A technique for environmental audit.*'

<sup>6</sup> UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

<sup>7</sup> Statutory Biodiversity Metric - Technical Annex 1 - Condition Assessment Sheets and Methodology

<sup>8</sup> The UK Habitat classification User Manual. Version 1.1. 2020

<sup>9</sup> Defra (Feb 2024) The Statutory Biodiversity Metric – User Guide



- 2.3.3 Going beyond the minimum statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), the post-development biodiversity value has also been calculated, based on the Illustrative Masterplan (Ref: ECE Architecture 7458 PL-03 B). A number of assumptions have been made in terms of the landscaping and management proposals, based on comparative developments and what is realistic and feasible under the proposed land uses and landscape space types. Further details of assumptions made in populating the metric are provided in Chapter 4 below.

## 2.4 Strategic Significance

- 2.4.1 Strategic significance refers to the local significance of habitat parcels based on their location and the habitat type. The Metric gives additional unit value to habitat parcels that are mapped within a published Local Nature Recovery Strategy (LNRS) or, where no LNRS has been published, to habitats mapped / listed in alternative documents specified by the Local Planning Authority (e.g. Draft LNRS, Local Plans, Biodiversity Action Plans, Green Infrastructure Strategies, etc.). Strategic significance has been assigned to the pre- and post-development habitats in accordance with the methodology set out in Tables 7 and 8 of the User Guide, as follows:

- High (formally identified in local strategy);
- Medium (location ecologically desirable but not in local strategy);
- Low (area / compensation not in local strategy).

## 3 Pre-development ('Baseline') Habitats

### 3.1 Overview

- 3.1.1 Consideration of the classification and condition rationale for the pre-development ('baseline') habitats is set out below. In addition, consideration is given to the relevant date at which the pre-development biodiversity value should be taken (noting any relevant activities carried out that may have resulted in a lower biodiversity value being recorded than would otherwise be the case), along with the presence of any irreplaceable habitats and strategic significance awarded under BNG guidance.
- 3.1.2 Detailed condition assessment sheets are provided at Appendix 7007/1, with habitat locations depicted on Plan 7007/BNG1.

### 3.2 Degradation

- 3.2.1 During the survey work undertaken in February and May 2025, no evidence was recorded to suggest that any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the Town and Country Planning Act 1990 (as amended) have occurred since 30<sup>th</sup> January 2020. Accordingly, the baseline habitat value is considered to be as recorded during the survey work, which remains up to date at the current time in line with standard guidance<sup>10</sup>.

### 3.3 Irreplaceable Habitats

- 3.3.1 No irreplaceable habitats are present within the site.

### 3.4 Strategic Significance

- 3.4.1 An element of strategic significance is built into the metric. This gives an enhanced value to habitats that are located in preferred locations for biodiversity and other environmental objectives. The User Guide explains that:

*'Such priorities are drawn from relevant published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies'.*

- 3.4.2 Whilst the woodland habitats present during the baseline survey have been identified as strategically significant within the Kent and Medway Draft Local Nature Recovery Strategy, no strategic significance has been applied to the baseline habitats. As the Statutory Metric User Guide sets out, where your project is identified as delivering on the mapped potential measure set out in the LNRS you should:

- 'i) record strategic significance as low in the baseline;*
- ii) record strategic significance s high in the post-intervention sheets; and,*
- ii) recorded that you have applied the published LNRS in your gain plan.'*

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<sup>10</sup> CIEEM (April 2019) On the lifespan of ecological reports and surveys

- 3.4.3 Therefore, in line with the guidance, 'Areas/Compensation not in local Strategy/no local strategy has been applied to the baseline habitats.

### 3.5 Baseline Habitats

- 3.5.1 A summary of the classification and condition rationale for the pre-development ('baseline') habitats is set out at Table 3.1 below, with pre-development hedgerows set out at Table 3.2. below. Descriptions of the existing habitats are set out in detail within the Ecological Appraisal prepared by Aspect Ecology, dated July 2025 (ref. 1007007 EcoAp vf1).

**Table 3.1. Pre-development Habitats**

Habitat	Recorded Condition	Condition Rationale
Cereal Crops	N/A - Other	A condition assessment is not applicable for this habitat type.
Woodland and forest – Lowland Mixed Deciduous Woodland	Moderate	See relevant condition assessment sheet
Grassland – Modified Grassland (G1 – G5)	Poor	See relevant condition assessment sheet
Woodland and forest – Other woodland; mixed	Moderate	See relevant condition assessment sheet
Sparsely vegetated land – Ruderal/Ephemeral	Poor	See relevant condition assessment sheet
Individual trees – Urban tree	Moderate	See relevant condition assessment sheet.

**Table 6.2. Pre-development Hedgerows**

Habitat	Recorded Condition	Condition Rationale
Native Hedgerow (H1)	Good	See relevant condition assessment sheet.
Native Hedgerow (H2, H4)	Moderate	See relevant condition assessment sheet
Non-native and ornamental hedgerow	N/A	A condition assessment is not applicable for this habitat type.

### 3.6 Pre-development Biodiversity Value of On-site Habitats

- 3.6.1 The pre-development biodiversity value of the on-site habitat has been calculated using the Statutory Biodiversity Metric. A full copy of the completed Statutory Biodiversity Metric is provided separately within the standard Excel workbook format. The overall pre-development biodiversity value of the on-site habitat is set out within Table 3.3 (below).

**Table 3.3.** Pre-development ('baseline') biodiversity value of the on-site habitat based on the Statutory Biodiversity Metric, published 29 November 2024, updated 23 July 2024

Onsite baseline	Overall Units
Habitats	22.96
Hedgerows and tree lines	3.26
Watercourse	N/A

## 4 Post-development Habitats and BNG Assessment Result

### 4.1 Introduction

- 4.1.1 The BNG legislation places a duty on Local Planning Authorities to request the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) as part of qualifying planning applications. This information is provided in the previous chapter of this report. Going beyond the scope of the statutory requirements, this chapter considers the likely change in biodiversity value as a result of the proposed development. Such information is not required under the legislation until planning has been approved (to be set out within a Biodiversity Gain Plan), but this information is provided now in order to provide the LPA with a guide as to how a 10% gain in biodiversity can be delivered.

### 4.2 Assumptions

- 4.2.1 When inputting the post-development habitat areas and condition to the Metric, the following assumptions have been made:

- The calculations within this report are based on the proposed Illustrative Masterplan (Ref: ECE Architecture 7458 PL-03 B). Should the proposed habitats change within future plans (e.g. as part of detailed proving design or reserved matters considerations), it is likely that need to be reflected in revised net-gain calculations at the appropriate stage.
- Based on the level of detail available in the current Illustrative Masterplan, it is assumed that areas designated for residential dwellings will comprise an approximate 70:30 ratio of hardstanding (buildings, driveways, patios, and other impermeable surfaces) to vegetated garden or landscaped areas.
- Newly created habitat under the proposals will be managed appropriately to reach the assigned target condition (anticipated to be defined by a future management plan).
- Proposed new trees that would be planted are assessed as of small size (between 7.5cm dbh) and would target moderate condition (this assumes native species and/or at least 20% vegetation provided below the tree canopy). Tree areas have been estimated according to the tree calculator within the metric.
- As the site will be forming the new extent of the green belt, additional screen planting and gap filling will be undertaken along the full extent of hedgerow H2 (see plan 7007/BNG2), in the processes enhancing both its condition and core hedgerow classification (Native Hedgerow -> Species-rich native hedgerow; Low -> Medium distinctiveness).

### 4.3 Strategic Significance

- 4.3.1 In this instance, strategic significance has been applied to the post development woodland enhancement in line with the guidance set out within the Statutory Metric User Guide. The woodland habitat areas on site have been recognised as strategically significant within the Kent and Medway Local Nature Recovery Strategy, as defined under the Technical Supplement. Therefore, in line with guidance, the strategic significance of the baseline

habitats is given as 'Area/Compensation not in Loal Strategy/no local strategy', whilst the retained and enhanced Woodland areas (W1 – W2) have been designated the strategic significance category 'Formally identified in local strategy', and as such the habitats are subject to a 'High' Strategic Significance Category, and a 1.15x habitat unit multiplier.

## 4.4 Habitat Type and Condition

4.4.1 Summaries of the proposed post-development habitat creation / enhancement are set out in Tables 4.1 to 4.4 below. Post-development habitat locations are shown on Plan 7007/BNG2.

**Table 4.1.** Post-development onsite Habitat Creation

Habitat	Target Condition	Condition Rationale
Grassland - Modified grassland	Poor	Areas of amenity grassland to be created near to the built development. Through planting of an appropriate species-rich mix, management to prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least a poor condition within one year.
Grassland – Other neutral grassland	Moderate	<p>Areas of Other neutral grassland are to be created surrounding the wetland areas, areas of shallow swales, and the outer parts of SUDS features (where there is no permanent water), These are classified as 'Other Neutral Grassland' since they will be sown with a species-rich wet grass seed mix and are expected to achieve 'Moderate' condition.</p> <p>These areas will be subject to management like that of 'Other neutral grassland' in the form of over-seeding with a suitable wildflower mix and implementation of traditional hay-meadow management. It is anticipated that this habitat will support a high species diversity (&gt;10) and structure; with Bracken, scrub and physical damage to be kept to a minimum and provide further suitable reptile habitat in site.</p> <p>These areas are proposed to have a wet grassland nature, and achieve moderate condition; species diversity will be high, whilst it will also be ensured that these areas will be kept moist during the establishment phase of their colonisation to ensure that an equilibrium is reached and the area becomes self-sustaining.</p>
Developed Land; Sealed Surface	N/A	This includes all roads, parking and buildings within the site. No assessment for the condition of this habitat is required.
Vegetated garden	N/A	This includes the gardens of the proposed properties. No assessment for the condition of this habitat is required.
Urban Trees	Moderate	Native trees to be planted throughout the site within areas of open space and adjacent the built

		development, expected to achieve moderate condition within 30 years with suitable management.
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**Table 4.2.** Post-development onsite Habitat Enhancement.

Habitat	Target Condition	Condition Rationale
Woodland and forest - Lowland Mixed Deciduous Woodland	Moderate → Good	<p>The opportunity exists to restore approximately 0.63ha of on-site Lowland Mixed Deciduous Woodland which is not currently under current conservation management. The woodland area is currently designated as being in 'Moderate' condition, in line with the Statutory metric condition assessment criteria, scoring 31 out of a possible 39 (33 required to be classified as 'Good' condition).</p> <p>The proposed enhancements to restore the onsite woodland (W2) to 'Good' condition are as follows:</p> <ul style="list-style-type: none"> <li>- Creation and enhancement of woodland rides through planting of suitable scrub and seeding to create rides with a natural eco-tone interface within the woodland block. This will target the additional uplift of condition 6 (open space), whilst also limiting access to internal areas of the woodland through guided footfall.</li> <li>- Additional tree and scrub planting, with native woody species, and species of local prominence will further address condition criteria 4 (native tree species per woodland parcel).</li> <li>- Removal of garden waste tipping, assisting with condition 13 (nutrient enrichment).</li> <li>- Faunal enhancements, including the introduction of bat and bird boxes, including those for locally significant Owl species. These enhancements are not reflected in the metric but represent an additional benefit.</li> </ul> <p>Following the introduction and establishment of these management practices, it is envisaged that a minimum condition score of 33 can be achieved across woodland W2.</p>
Woodland and forest – Other woodland; mixed	Moderate → Good	<p>The opportunity exists to restore approximately 0.18ha of on-site 'Other woodland; mixed', which is not currently under current conservation management. The woodland area is currently designated as being in 'Moderate' condition, in line with the Statutory metric condition assessment criteria, scoring 29 out of a possible 39 (33 required to be classified as 'Good' condition).</p>

		<p>The proposed enhancements to restore the onsite woodland (W1) to 'Good' condition will follow the same principles as above and are as follows:</p> <ul style="list-style-type: none"> <li>- Additional tree and scrub planting, with native woody species, and species of local prominence will further address condition criteria 4 (native tree species per woodland parcel. Additional tree and scrub planting will further address condition 10 (woodland storeys).</li> <li>- Removal of garden waste tipping, assisting with condition 13 (nutrient enrichment). This will further open up space for woodland ground flora to colonise, targeting condition criteria 9.</li> <li>- Faunal enhancements, including the introduction of bat and bird boxes, including those for locally significant Owl species. These enhancements are not reflected in the metric but represent an additional benefit.</li> </ul>
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**Table 4.3.** Post-development onsite Linear Feature (Hedgerow) Creation.

Habitat	Target Condition	Condition Rationale
Native Hedgerow	Moderate	Native hedgerow will be created along sections of the northern and southern boundaries. Through suitable management this habitat would be expected to reach moderate condition within 5 years.

**Table 4.4.** Post-development onsite Linear Feature (Hedgerow) Enhancement.

Habitat	Target Condition	Condition Rationale
Native Hedgerow → Species Rich Native Hedgerow	Good	Species-rich native hedgerow will be created via gap filling enhancements to the existing hedgerow H2 along the eastern boundary. Through suitable management this habitat would be expected to reach good condition within 5 years.

## 4.5 Anticipated Change in Biodiversity

**4.5.1** The anticipated change in biodiversity value as a result of the proposals has been calculated using the Statutory Biodiversity Metric, based on the assumptions and considerations set out above. A copy of the completed Statutory Biodiversity Metric tool is provided separately (ref: 1007007 BNG Stat vf1, dated 22/08/2025) and relevant extracts from the completed calculator tool are provided at Appendix 7007/2.

**4.5.2** When considering the current proposals, the Metric calculates that the development will likely result in the following changes in biodiversity, summarised in Table 4.5 (below):



**Table 4.5.** *Anticipated change in biodiversity*

	Change in Units	% Change	Trading Rules Satisfied?
<b>Onsite Habitats</b>	+2.32	+10.10%	Yes
<b>Onsite Hedgerows and tree lines</b>	+1.94	+59.45%	Yes
<b>Onsite Watercourses</b>	N/A – No watercourses present		

4.5.3 On the basis of the considerations and proposals set out (including the assumptions and limitations set out above and within the comments in the spreadsheet tool), the Statutory Metric calculator indicates a net habitat biodiversity unit change for the proposals within the site boundary of +2.32 Habitat Units (representing a calculated gain of 10.10%) and +1.94 Hedgerow Units (representing a calculated gain of 59.45%) within the site boundary.

4.5.4 Accordingly, it is clear that (subject to appropriate implementation in line with the measures set out), the proposals will/can achieve calculated gains in excess of 10% in line with the relevant legislative and policy requirements.

4.5.5 Further to this, calculations based on draft preliminary proving layout suggest that an even greater gain—exceeding 20%—will be achievable on site. This improvement is largely attributed to the increased provision of landscape planting, including mixed scrub, other neutral grassland, and trees.

## 4.6 Biodiversity Gain Hierarchy

4.6.1 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for BNG is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

- i. firstly, in relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the Statutory Biodiversity Metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- ii. secondly, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new on-site habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

4.6.2 In relation to point (i), there is a single patch of high distinctiveness habitat within the site in the form of the Lowland Mixed Deciduous Woodland, known as Churchway Wood. As part of the development proposals, a precautionary 15m buffer zone is to be incorporated into the site layout surrounding 'Churchway Wood', this will ensure that root protection zones are maintained and compaction will be avoided. Therefore, it is assessed that following the establishment of the 15m buffer, the development proposals present the opportunity to protect 'Churchway Wood'. In addition, measures set out within this report outline the proposed measures set to be taken to ensure that the woodland is enhanced as part of the development, ensuring its long-term viability. Thus, any potentially adverse impacts arising from the development are to be avoided, compensated and mitigated for.

4.6.3 In relation to point (ii), adverse effects will be compensated by enhancing existing on-site habitats and/or creation and long term management of new wildlife habitats within the site.

## 5 Summary and Conclusions

- 5.1 Aspect Ecology is advising Taylor Wimpey Southeast in respect of the land at Norwood Lane, Meopham which is proposed for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.
- 5.2 BNG is a process that is considered both during the determination of planning applications, and then post planning via a number of set documents (including a Biodiversity Gain Plan and, where required, a Habitat Management and Monitoring Plan). Following on from the amendments to Schedule 7A of the Town and Country Planning Act 1990, government advice has been published which sets out the information that LPAs require in order to consider BNG as part of a planning application. The necessary information is included within this report, therefore the LPA's statutory requirements under the BNG legislation have been satisfied.
- 5.3 In addition, going beyond the scope of the statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), a preliminary BNG assessment of the post-development value has been undertaken, which concludes that the proposed development will result in net gains in habitat units and hedgerows units within the site boundary, which are in excess of the relevant figure of 10%.

## **Plan 7007/BNG1:**

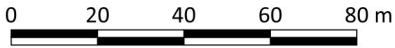
Pre-development Habitat Mapping

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- Key:
- Site Boundary
  - Cereal crops (6.1175ha)
  - Lowland mixed deciduous woodland (0.6325ha)
  - Other woodland; mixed (0.1800ha)
  - Modified grassland (0.3450ha)
  - Ruderal/Ephemeral (0.1550ha)
  - Native hedgerow (0.645km)
  - Non-native and ornamental hedgerow (0.025km)
  - Rural Tree [1]



Aspect Ecology Limited - West Court - Hardwick Business Park  
Noral Way - Banbury - Oxfordshire - OX16 2AF  
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Norwood Lane, Meopham	PROJECT
Pre-development Habitat Mapping	TITLE
7007/BNG1	DRAWING NO.
B/LS	REV
June 2025	DATE
JW/LS	QC



## **Plan 7007/BNG2:**

Post-development Habitat Mapping
















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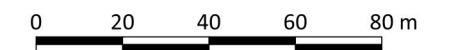


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Key:

-  Site Boundary
-  Proposed Artificial unvegetated, unsealed surface (0.0725ha)
-  Proposed Developed land; development area (Residential 2.1850ha and Gardens 0.9375ha)
-  Proposed Developed land; sealed surface: Hardstanding (1.5775ha)
-  Proposed Modified grassland (0.6775ha)
-  Proposed Other neutral grassland (1.1025ha)
-  Proposed Sustainable drainage system (0.0650ha)
-  Retained Lowland mixed deciduous woodland (0.6325ha)
-  Retained Other woodland; mixed (0.1800ha)
-  Proposed Urban Tree [131]
-  Native hedgerow Enhanced to Species-rich native hedgerow (0.29km)
-  Proposed Native hedgerow (0.325km)
-  Proposed Species-rich native hedgerow (0.035km)
-  Retained Native hedgerow (0.305km)
-  Retained Non-native and ornamental hedgerow (0.025km)



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Norwood Lane, Meopham

PROJECT

Post-development Habitat Mapping

TITLE

7007/BNG2

DRAWING NO.

E/LS

REV

October 2025

DATE

JW/DO

QC



## **Appendix 7007/1:**

### Habitat Condition Assessment Sheets

# HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

7007 - Norwood Lane, Meopham



Habitat type/criteria		Feature Reference							
Grassland (low distinctiveness)		G1	G2	G3	G4				
A	There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (these may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b> 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 <sup>2</sup> (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.	Fail	Fail	Fail	Fail				
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.	Fail	Pass	Pass	Fail				
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass	Pass	Pass				
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.	Pass	Pass	Pass	Pass				
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .	Pass	Pass	Pass	Fail				
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass	Pass	Pass	Pass				
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4 ).	Pass	Pass	Pass	Pass				
<b>Condition (6+ criteria including A = good; 4-5 criteria including A = moderate; 3 criteria or fewer or fails A = poor)</b>		<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>				

Woodland (assign scores of 3/2/1 accordingly)		W1	W2						
A	Three age-classes present/ Two age-classes present/ One age-class present.	3	3						
B	No significant browsing damage evident in woodland/ Evidence of significant browsing pressure is present in less than 40% of whole woodland/ Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	3						
C	No invasive species present in woodland/ Rhododendron ponticum or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species <10% cover/ Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	3	3						
D	Five or more native tree or shrub species found across woodland parcel/ Three to four native tree or shrub species found across woodland parcel/ Two or less native tree or shrub species across woodland parcel.	1	1						
E	>80% of canopy trees and >80% of understorey shrubs are native/ 50 - 80% of canopy trees and 50 - 80% of understorey shrubs are native/ <50% of canopy trees and <50% of understorey shrubs are native.	3	3						
F	10 - 20% of woodland has areas of temporary open space/ 20% or more of woodland has areas of temporary open space/ 20% or more of woodland has areas of temporary open space. But if permitted/ 21 - 40% of woodland has areas of temporary open space/ <10% or >40% of woodland has areas of temporary open space. But if permitted/ 41 - 60% of woodland has areas of temporary open space/ >60% of woodland has areas of temporary open space.	3	2						
G	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth/ One or two classes only present in woodland/ No classes or coppice regrowth present in woodland.	2	2						
H	Tree mortality 10% or less, no pests or diseases and no crown dieback/ 11% to 25% tree mortality and or crown dieback or low-risk pest or disease present/ Greater than 25% tree mortality and or any high-risk pest or disease present.	3	3						
I	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists/ Recognisable woodland NVC plant community at ground layer present/ No recognisable woodland NVC plant community10 at ground layer present.	1	2						
J	Three or more storeys across all survey plots, or a complex woodland/ Two storeys across all survey plots/ One or less storey across all survey plots/ One or less storey across all survey plots.	2	2						
K	Two or more veteran trees per hectare/ One veteran tree per hectare/ No veteran trees present in woodland.	1	2						
L	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities/ Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities/ Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	3	3						
M	No nutrient enrichment or damaged ground evident/Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground/ 1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	1	2						
<b>Condition (total score of 33-39 = good; total score of 26-32 = moderate; total score of 13-25 = poor)</b>		<b>Moderate</b>	<b>Moderate</b>						

Sparsely Vegetated Land		TR1							
A	The parcel represents a good example of its specific sparsely vegetated habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with characteristic indicator species consistently present.	Fail							
B	The cover of bracken <i>Pteridium aquilinum</i> , scrub and trees is less than 25%.	Fail							
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA3) and species indicative of suboptimal condition make up less than 5% of vegetated ground cover.	Pass							
D	Vegetation cover of vascular and non-vascular plants is between 5 and 50%.	Pass							
<b>Condition ( 4 criteria = good; 3 criteria =moderate; 2 or less criteria = poor)</b>		<b>Poor</b>							




## **Appendix 7007/2:**

Relevant Output from the Statutory Biodiversity Metric  
Calculation Tool

## The Statutory Biodiversity Metric Start page

Project details			
Planning authority:	Gravesham Borough Council		
Project name:	Land at Norwood Lane, Meopham		
Applicant:	Taylor Wimpey Southeast		
Application type:	Outline Application		
Planning application reference:			
Completed by:	Aspect Ecology Ltd		
Date of metric completion:	17 October 2025		
Reviewer:			
Calculation iteration:	v13		
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):	7.43	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](#)


Land at Norwood Lane, Meopham
Headline Results
Scroll down for final results 




Return to  
results menu

On-site baseline	Habitat units	22.96	
	Hedgerow units	3.26	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	25.27	
	Hedgerow units	5.19	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	2.32	10.10%
	Hedgerow units	1.94	59.45%
	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	2.32
	Hedgerow units	1.94
	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	2.32
	Hedgerow units	1.94
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.10%
	Hedgerow units	59.45%
	Watercourse units	0.00%
Trading rules satisfied?	Yes 	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	22.96	25.25	0.00	No additional area habitat units required to meet target 
Hedgerow units	10.00%	3.26	3.58	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 



Return to results menu

Trading summary highlights

Trading summary watercourses

Trading Summary				
Distinctiveness Group		Trading Rule		Trading Satisfied?
Very High		Same habitat required - bespoke compensation options only		Yes ✓
High		Same habitat required =		Yes ✓
Medium		Same habitat or a higher distinctiveness habitat required (1)		Yes ✓
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
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00
Grassland - Lowland meadow	Grassland	0.00	0.00	0.00
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00
Heathland and shrub - Mountain heath and willow scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Aquatic bed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Calluna heath or swards	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00
Wetland - Bogs	Wetland	0.00	0.00	0.00
Wetland - Depressions on peat substrates (H2150)	Wetland	0.00	0.00	0.00
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00
Wetland - Lowland raised bogs	Wetland	0.00	0.00	0.00
Wetland - Oceanic valley mires (1, H21.1)	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 (H2140)	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

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses: Loss for like not satisfied	0.00

High Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00
Grassland - Floodplain wetland mosaic and CFM	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 (H4180)	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 (non-primary habitat)	Lakes	0.00	0.00	0.00
Lakes - Temporary lakes ponds and pools (H1170)	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 dune	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 - Field displacement by tallied woodland	Woodland and forest	0.00	0.00	0.00
Woodland and forest - Lowland birch and pine woodland	Woodland and forest	0.00	0.00	0.00
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	1.84	0.00	1.84
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 hardwoods	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 limestone - Coastal limestone	Coastal limestone	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 - Macrofauna	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Littoral biogenic reefs - Sublittoral	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
		1.84	0.00	1.84

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	1.84 ✓
Remaining losses: Loss for like not satisfied	0.00

Medium Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Arable field margins cultivated annually	Cropland	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 sward acid or alkaline	Grassland	0.00	0.00	0.00
Grassland - Other neutral swards	Grassland	0.00	0.00	0.00
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00
Heathland and shrub - Calluna heath	Heathland and shrub	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 - Haze 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-primary habitat)	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00
Urban - Bioactive green roof	Urban	0.00	0.00	0.00
Individual trees - Urban trees	Individual trees	1.84	0.00	1.84
Individual trees - Rural trees	Individual trees	0.00	0.00	0.00
Woodland and forest - Other Scotland woodland	Woodland and forest	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 sediments	Intertidal sediment	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
		10.84	0.00	10.84

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	10.84 ✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	1.84 ✓
Cumulative surplus of units	12.68 ✓

Low Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	-12.84	0.00	-12.84
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 - Mixed or arable	Grassland	0.00	0.00	0.00
Grassland - Rough	Grassland	0.00	0.00	0.00
Heathland and shrub - Redwood/lin 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 - Redwood/lin scrub	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bare ground	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 based green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	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 - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Rain gardens	Urban	0.00	0.00	0.00
Urban - Actively wooded area pat quarry or open site 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
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 sediments	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 mixed 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 mixed sediments	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
		-12.84	0.00	-12.84

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-12.84
Cumulative surplus of units	0.00 ✓

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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 for 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	2.36	0.00	2.36 ✓
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
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
	2.36	0.00	2.36

Medium Distinctiveness Summary	
Units available from higher distinctiveness habitats	0.00
Medium Distinctiveness net change in units	2.36 ✓
Cumulative availability of units	2.36 ✓

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	-0.49	0.00	-0.49 ▲
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	-0.49	0.00	-0.49

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-0.49 ▲
Cumulative availability of units	1.94 ✓

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	1.94 ✓

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