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Biodiversity Net Gain Statement

Foxburrow Farm, Winslow Gate, Fleet Hargate, Lincolnshire

On Behalf of: JC Architectural Consultant

08 May 2026

Document Control Sheet and Metadata

Document Reference: BNGS – J001261_Spaling, Fleet, Winslow Gate, Foxburrow Farm				
Version No.	**Date of Issue**	**Author**	**Reviewer**	**Approver**
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Disclaimer

- This report has been produced based on findings at the time of the survey, and legislation, policy, and best practice guidance relevant at the time of writing.
- This report is intended to provide information to the named client, and no other party should rely on this report without a written letter of reliance.
- This report should be considered valid for 18 months after the date of issue, after which time an update survey and report should be produced.
- Maps, grid references, and other figures are indicative and should not be considered 100% accurate.

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Executive Summary

This Biodiversity Net Gain Statement has been produced by Greenwillows Associates Ltd. for JC Architectural Consultancy on behalf of the landowner with regard to Foxburrow Farm, Winslow Gate, Fleet Hargate, Lincolnshire, where it is proposed to construct a new 18 x 9 m storage shed with a 63.45 x 6 m access track from the nearby Winslow Gate road. This proposed development is set within a wider landholding which is predominately arable with a single residential dwelling and garden, surrounded by ditches.

The proposed development will result in the loss of a small area of modified grassland and arable land. A boundary ditch within 5m of the development site has been included in calculations and will be retained.

To deliver a net gain for area and watercourse units, a 600m2 area of existing arable land off-site (within the landowners adjacent landholding) will be improved to neutral grassland with two native crab apple trees planted. An adjacent ditch will be improved through associated reduction in pollution as well as planting with native aquatic macrophytes.

Overall, the scheme will deliver a 0.09 (39.61%) net gain of area units and a 0.16 (75.38%) net gain of watercourse units, satisfying trading rules.

1. Introduction

1.1. Aims and Objectives

This Biodiversity Net Gain (BNG) Statement has been produced by Greenwillows Associates Ltd. for JC Architectural Consultancy on behalf of the landowner with regard to Foxburrow Farm, Winslow Gate, Fleet Hargate, Lincolnshire, PE12 8LS (TF 39138 25543) (hereafter 'the site') (**Figure 1**).

Current proposals involve construction of a new 18 x 9 m storage shed with a 63.45 x 6 m access track from the nearby Winslow Gate road. This proposed development is set within a wider landholding which is predominately arable with a single residential dwelling and garden, surrounded by ditches.

The aim of the BNG Statement is to provide information to assist interpretation of the accompanying Statutory Biodiversity Metric Calculation Tool and the overall Biodiversity Gain process, and to support a planning application for the site.

The objectives of this report are to provide:

- An overview of relevant legislation, national planning policy, and local planning policy.
- Details of the methodology used in establishing the biodiversity baseline conditions.
- Details of the Biodiversity Net Gain process including what strategic significance is relevant to the site.
- A summary of the baseline and post-development metric calculations for the site.



Aerial photograph taken from Google Earth ©

Legend:

- Development Site Boundary
- Landownership Boundary

Site: Foxburrow Farm, Winslow Gate, Fleet Hargate
Client: JC Architectural Consultant
Figure Ref.: Figure 1
Figure Title: Site Location Plan
Date: April 2026

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2. Legislation and Planning Policy

Relevant legislation and planning policy is summarised below. The reader is recommended to refer to the original documents for full context.

2.1. Legislation

2.1.1. The Environment Act 2021

The Environment Act 2021 introduces a statutory requirement for Biodiversity Net Gain in England.

Section 98 enacts wording under Schedule 14 of The Act, which inserts wording into The Town and Country Planning Act 1990 under Schedule 7A. The wording in Schedule 7A states that planning permission in England will be subject to a condition to secure that the biodiversity gain objective is met.

The biodiversity gain objective is considered to be met if the biodiversity value attributable to the development exceeds the predevelopment biodiversity value of on-site habitat by 10%. The biodiversity value must be measured using the biodiversity metric, as published by the Secretary of State.

Schedule 7A clarifies that the pre-development habitat value will be taken to be the value as calculated on the date that planning permission is granted, unless unauthorised actions are taken on or after 30th January 2020; in such a case, the biodiversity value is taken to be the biodiversity value immediately before the undertaking of such unauthorised actions.

2.2. National Planning Policy

2.2.1. National Planning Policy Framework 2024

The National Planning Policy Framework 2024 (Ministry of Housing, Communities and Local Government, 2024) sets out at a national level the framework for local government planning policy to follow. Relevant paragraphs are given below.

“187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

> a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
>
> d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

“192. To protect and enhance biodiversity and geodiversity, plans should:

> a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement,

restoration or creation; and

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

"193. When determining planning applications, local planning authorities should apply the following principles:

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

2.2.2. Local Planning Policy

The South East Lincolnshire Local Plan (South East Lincolnshire Joint Strategic Planning Committe, 2019) includes the following relevant policies:

2.2.2.1 Policy 28: The Natural Environment

A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets:

3. Addressing gaps in the ecological network:

a. by ensuring that all development proposals shall provide an overall net gain in biodiversity, by:

i. protecting the biodiversity value of land, buildings and trees (including veteran trees) minimising the fragmentation of habitats;

ii. maximising the opportunities for restoration, enhancement and connection of natural habitats and species of principal importance;

iii. incorporating beneficial biodiversity conservation features on buildings, where appropriate; and maximising opportunities to enhance green infrastructure and ecological corridors, including water space; and

iv. conserving or enhancing biodiversity or geodiversity conservation features that will provide new habitat and help wildlife to adapt to climate change, and if the development is within a Nature Improvement Area (NIA), contributing to the aims and objectives of the NIA.

3. Methodology

3.1. UK Habitat Classification

A UK Habitat Classification (UKHab) Survey was undertaken of the site by Principal Ecologist Darren Storey MZoo (Hons) MSc MCIEEM on 2nd April 2026 as part of the Preliminary Ecological Appraisal (PEA) to identify and map the habitats present within the site in accordance with current guidelines (UKHab Ltd., 2023). Where applicable, habitats on immediately adjacent land may also be identified and mapped[1].

Areas of distinct habitats on-site were identified to their primary habitat at Level 4 of the habitat classification hierarchy, and where possible, to Level 5. Where multiple separate or distinct parcels of the same habitat were identified on-site, these have been mapped separately. For each habitat parcel any applicable essential and additional secondary codes were applied.

Minimum mapping units of 25m^2 (area) and 5m (length) were used for primary habitats. Any habitats under these thresholds were mapped as secondary codes, applied to the dominant surrounding primary habitat.

Plant species naming convention follows the Botanical Society of Britain and Ireland Taxon List (Botanical Society of Britain and Ireland, 2025).

3.1.1. Habitat Condition Assessment

During the UKHab survey, each primary habitat was subject to a habitat condition assessment (HCA), to inform baseline Biodiversity Metric calculations.

The HCA process followed the relevant Habitat Condition Sheet (Defra, 2025). For some habitat types (e.g. bramble scrub, buildings) no HCA is required.

3.2. Limitations

No significant limitations apply.

3.3. Biodiversity Net Gain Process

Biodiversity Metric calculations have been undertaken following the Statutory Biodiversity Metric User Guide (Defra, 2025) and using the current Statutory Biodiversity Metric Calculation Tool[2].

3.3.1. Baseline Metric Calculations

Baseline biodiversity metric calculations are calculated based on **Area(ha) / Length (km)** of the habitat, the **Habitat Type**, the Habitat **Distinctiveness**, the Habitat **Condition**, and the **Strategic Significance** of the area.

3.3.2. Post-development Metric Calculations

Post-development biodiversity metric calculations are calculated based on **Area(ha) / Length (km)** of the habitat, the **Habitat Type**, the Habitat **Distinctiveness**, the Habitat **Condition**, and the **Strategic**

[1] E.g. primary habitats or watercourses.
[2] V.1.0.4

Significance of the area, as well as **Temporal** and **Difficulty of Creation** multipliers.

3.3.3. Biodiversity Net Gain Hierarchy

Biodiversity Net Gain should prioritise delivery of net gain following the below hierarchy:

1. Avoid impacts to Very High – Medium distinctiveness habitats;
2. Mitigate and minimise impacts to Very High – Medium distinctiveness habitats;
3. Enhance existing on-site habitats;
4. Create new on-site habitats;
5. Enhance or create off-site habitats;
6. Purchase biodiversity credits from a 3rd party supplier.

4. Baseline Habitats

4.1. Baseline Habitats

Primary habitats identified during the UKHab Survey include:

- f2d – Aquatic marginal vegetation (50 – ditch)[3]
- c1 – Arable and horticulture

4.1.1. Destroyed or Degraded Habitats

- g4 – Modified grassland

In addition to the above, based on Google Streetview and Google Satellite imagery, it appears a significant proportion of the site was g4 – Modified grassland until a short time prior to the survey when it appears to have been destroyed by agricultural action.

In line with Schedule 7A of the Town and Country Planning Act 1990 (as amended by The Environment Act 2001), where habitat has been destroyed prior to the survey, the surveyor must use best available evidence and judgement to ascertain the likely habitat type and highest likely condition. As a Habitat Condition Assessment could not be undertaken, it is assumed that habitat was in Good condition prior to degradation – Biodiversity Metric calculations have been undertaken on this basis.



Google Maps / Streetview Screenshots of g4 – Modified grassland prior to degradation.



Photo 1: Area of land previously g4 – Modified grassland following degradation (survey photograph).

Habitats are shown on **Figure 3.** Habitat condition assessment sheets are provided in **Appendix A**. Baseline metric calculations are given in **Appendix B**.

[3] Within 5m of the site boundary.

4.2. Strategic Significance

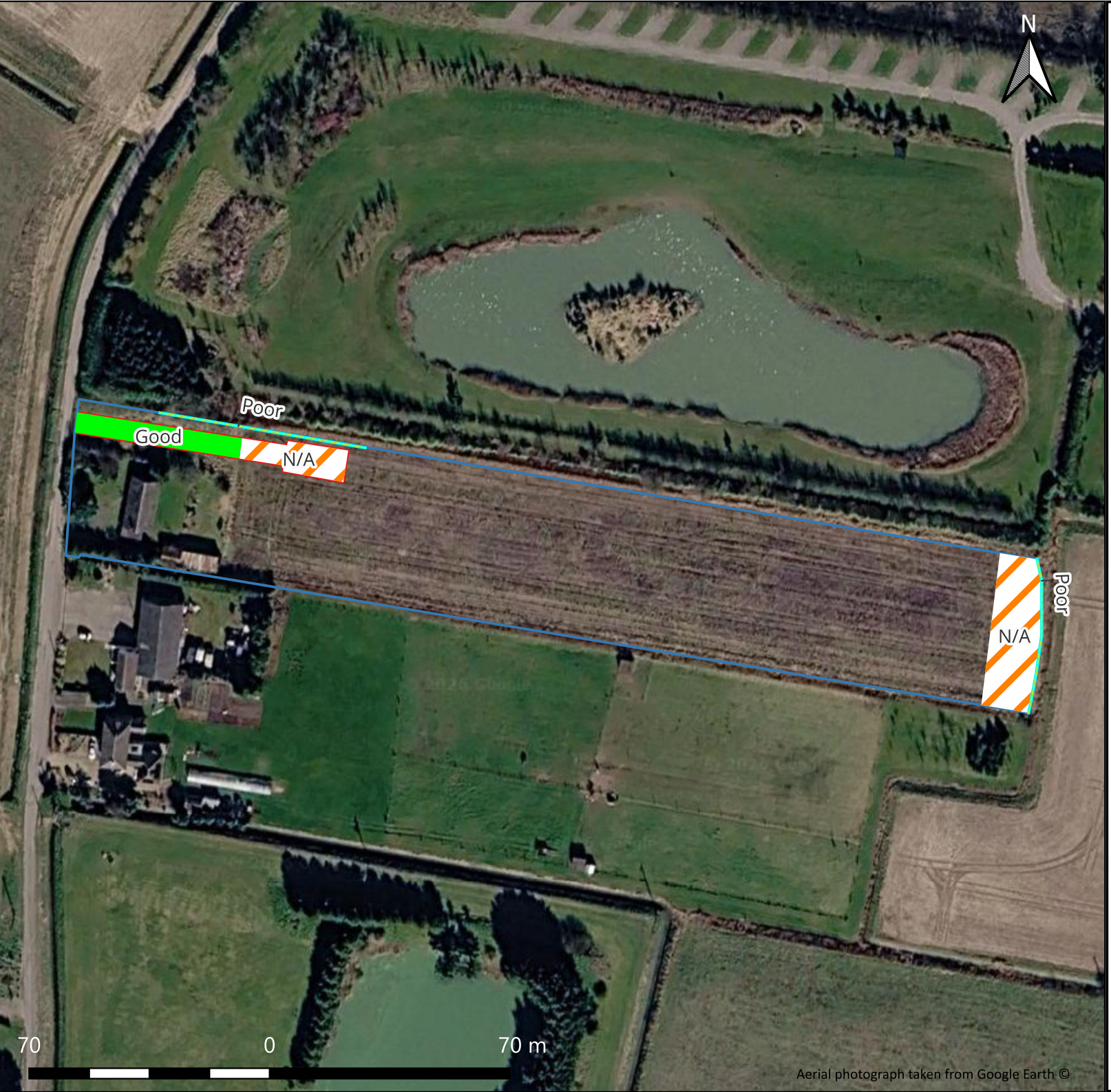
In line with guidance (Defra, 2025), as a Local Nature Recovery Strategy (LNRS) has not been produced for the site location, baseline habitats have been assigned strategic significance based on Table 8 of the User Guide (Defra, 2025). A draft LNRS is in place and an interactive webmap of Areas of Particular Importance and Areas that could be of particular importance have been published (Greater Lincolnshire, 2026); therefore, this was used to inform baseline and post-development strategic significance.

4.3. Designated Sites, Priority Habitats, Protected Species

There are no designated sites or priority habitats within the site or adjacent.

The site offers overall negligible suitability for protected species (see Preliminary Ecological Appraisal Report[4]).

[4] PEAR - J001261_Spalding, Fleet, Winslow Gate, Foxburrow Farm (13.04.2026).



Legend:

Baseline Habitats

- g4- modified grassland
- c1- arable and horticulture
- f2d- Aquatic marginal vegetation (Ditch)

(Only habitats to be affected are shown.)

- Development Site (on-site) Boundary
- Landownership (off-site) Boundary

Site: Foxburrow Farm, Winslow Gate, Fleet Hargate
Client: JC Architectural Consultant
Figure Ref.: Figure 3
Figure Title: BNG Baseline Habitats
Date: 07 May 2026

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5. Post-development Habitats

5.1. Overview

Post-development habitats are based on the proposed site plan (JC Architectural Consultant – sheet: 0551/26/01 – dated 19.03.2026). This plan does not include any landscaping, however the ecologist has been given authority to calculate realistic habitat creation on off-site land within the clients landholding where habitats can be created to deliver a net gain. As such, this assessment is based on the proposed development as well as recommended habitat creation.

Post-development habitats will include:

- Developed land; sealed surface
- Other neutral grassland
- Ditches[5]
- Individual trees

These habitats have been georeferenced in QGIS and illustrated in **Figure 4**.

Post-development metric calculations are given in **Appendix C**.

Details of the individual habitats are given below.

5.1.1. Developed land; sealed surface

Newly created storage shed and access driveway over g4 – Modified grassland and c1 – Arable and horticulture.

5.1.2. Other neutral grassland

Approximately 600m² of existing c1 – Arable and horticulture at the east end of the off-site landholding will be improved to g3c - other neutral grassland) to contribute toward Biodiversity Net Gain.

This will be achieved initially through the reduction of soil nutrient levels, by ceasing fertiliser inputs and, where necessary, removing nutrient-rich topsoil or implementing repeated cut-and-removal of weed growth to lower fertility. Once nutrient levels are at the intended levels (to be determined through soil analysis and / or botanical assessment), the area will be sown with an appropriate native wildflower and grass seed mix[6] to establish a diverse sward of native species.

Establishment will be followed by a long-term management regime, involving an annual hay cut in late summer with arisings removed, alongside potential spring cut and targeted control of any dominating species.

It is recommended that a timber post & rail (or similar) fence is erected along the west edge of the grassland to prevent accidental damage during agricultural operations.

[5] Within 5m of the site boundary.
[6] E.g. https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/basic-general-purpose-meadow-mixture/

5.1.3. Ditches

One ditch within 5m of the proposed shed and access is to be retained in its current Poor condition.

A separate ditch, bounding the east end of the wider landholding (off-site) will be protected from pollution and excessive management by the newly created neutral grassland. This, along with limited planting of native aquatic plants to supplement the existing common reed (*Phragmites australis*), will improve this 45m ditch from Poor to Moderate condition.

Species to be introduced will include:

- Water mint (*Mentha aquatica*)
- Brooklime (*Veronica beccabunga*)
- Water forget-me-not (*Myosotis scorpioides*)
- Soft rush (*Juncus effusus*)
- Jointed rush (*Juncus articulatus*)
- Common spike-rush (*Eleocharis palustris*)
- Reed sweet-grass (*Glyceria maxima*)
- Lesser pond-sedge (*Carex acutiformis*)
- Amphibious bistort (*Persicaria amphibia*)
- Marsh marigold (*Caltha palustris*)

Vegetation should be cut on an annual or biennial basis in late summer, with no more than 50% of the ditch managed in any one year to retain habitat refuges; all arisings should be removed to limit nutrient build-up. Desilting should be undertaken every 5–10 years, in sections and during autumn–winter, to maintain water capacity while protecting ecological continuity.

5.1.4. Individual trees

Two crab apple (*Malus sylvestris*) trees will be planted within the new area of neutral grassland as standards during the dormant season (November–March). Each tree will be installed within a pit and fitted with a timber stake and protective tree guard to prevent browsing and strimmer damage. A mulch layer will be applied around the base to suppress weeds and conserve moisture.

Maintenance will include watering during dry periods for the first 2–3 years, checking and adjusting ties, and controlling competing vegetation. Over the long term (up to 30 years), the trees will be managed with minimal intervention, including periodic inspection, removal or loosening of stakes and guards once established, and occasional light formative pruning if required.

5.2. Strategic Significance

Post-development habitat strategic significance has been assigned based on Table 8 of the User Guide (Defra, 2025).



Legend:

Post-development Habitats

- g3c- other neutral grassland
- u1b5- buildings
- u1b6- other developed land
- f2d- Aquatic marginal vegetation (Ditch)
- Individual Trees
- Development Site (on-site) Boundary
- Landownership (off-site) Boundary

Site: Foxburrow Farm, Winslow Gate, Fleet Hargate
Client: JC Architectural Consultant
Figure Ref.: Figure 4
Figure Title: BNG Post-development Habitats
Date: 07 May 2026

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6. Summary and Recommendations

6.1. Metric Summary

The calculation summary Table 1 below shows overall net gain or loss.

With current proposals, the mandatory 10% net gain requirements for area and watercourse habitats are achieved and exceeded, and all trading rules will be satisfied.

Table 1: Metric calculation summary.

Criteria	Habitat / Area Units	Hedgerow Units	Watercourse Units
On-Site			
Baseline Units	0.22	0.00	0.21
Post-development Units	0.00	0.00	0.21
Unit Net Change	-0.22 (-100.00%)	0.00	0.00
Off-Site			
Baseline Units	0.12	0.00	0.14
Post-development Units	0.43	0.00	0.29
Unit Net Change	0.31 (255.48%)	0.00	0.16 (116.59%)
Combined			
Unit Net Change	0.09 (39.61%)	0.00	0.16 (75.38%)
Trading Rules	Satisfied	Not Applicable	Satisfied

6.2. Next Steps

6.2.1. Submission

This BNG Statement should be submitted along with the corresponding Statutory Biodiversity Metric Calculation Tool to the Local Planning Authority with the planning application submission.

It is anticipated that a post-planning requirements may include submission of a Habitat Management and Monitoring Plan and a Biodiversity Gain Plan.

7. References

Botanical Society of Britain and Ireland. (2025). *Distribution Database Taxon List.* Retrieved 12 2025, from https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fbsbi.org%2Fmedia%2Fpages%2Frecording%2Fresources%2Ftaxon-lists%2F6089f4b3d0-1762688844%2Fddb-taxon-list-2025-06-17.xlsx&wdOrigin=BROWSELINK

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South East Lincolnshire Joint Strategic Planning Committe. (2019). *South East Lincolnshire Local Plan 2011 - 2036.* Retrieved from https://southeastlincslocalplan.org/article/20102/Adopted-Plan

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8. Appendix A – Habitat Condition Sheets

Condition Sheet: DITCH Habitat Type

Habitat Type

Watercourses - Ditches

Habitat Description

See the Statutory Biodiversity Metric User Guide.

On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

		Habitat parcel reference										
		f2d.1	f2d.2	f2d.3								
		Grid reference										
Condition Assessment Criteria		**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	0	0	0								
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	0	0	0								
C	There is less than 10% cover of filamentous algae and or duckweed *Lemna* spp. (these are signs of eutrophication).	1	1	1								
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	0	1	0								
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	0	0	0								
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	0	0	0								
G	Less than 10% of the ditch is heavily shaded.	0	1	1								
H	There is an absence of non-native plant and animal species[1].	1	1	1								
	Number of criteria passed	2	4	3								

Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved ×/✓										
Passes 8 criteria	Good (3)											
Passes 6 or 7 criteria	Moderate (2)											
Passes 5 or fewer criteria	Poor (1)	Y	Y	Y								

9. Appendix B – Baseline Metric Calculations

Project Name: Foxburrow Farm, Winslow Gate, Fleet Hargate Map Reference:

A-1 On-Site Habitat Baseline

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

Area habitat summary	
Total Net Unit Change	-0.23
Total Net % Change	-100.00%
Trading Rules Satisfied	No - check trading summaries ▲

	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline						Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
1	Cropland	Non-cereal crops	No	0.0243	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.05	0	0	0.00	0.00	0.02	0.05				
2	Grassland	Modified grassland	No	0.0285	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.17	0	0	0.00	0.00	0.03	0.17		Habitat destroyed shortly prior to survey - assumed to be g4 in good condition.		

Project Name: Foxburrow Farm, Winslow Gate, Fleet Hargate
C-1 On-Site WaterC' Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu

Watercourse summary	
Total Net Unit Change	0.18
Total Net % Change	86.72%
Trading Rules Satisfied	Yes ✓

Existing watercourse type			Distinctiveness		Condition		Strategic significance			Watercourse encroachment		Riparian encroachment		Required Action to Meet Trading Rules	Ecological baseline						Bespoke compensation agreed for losses of VHDH	Comments		
Ref	Watercourse type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Extent of encroachment	Multiplier	Extent of encroachment for both banks	Multiplier		Total watercourse units	Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost		User Comments	Planning authority comments	Habitat reference number
1	Ditches	0.06	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	No Encroachment	1	Major/No Encroachment	0.87	Same habitat required =	0.21	0	0.06	0.00	0.21	0.00	0.00				

Project Name: Foxburrow Farm, Winslow Gate, Fleet Hargate Map Reference:

D-1 Off-Site Habitat Baseline

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

Area habitat summary	
Total Net Unit Change	0.09
Total Net % Change	39.51%
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Spatial risk multiplier	Ecological baseline							Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments			
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Spatial risk category	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost		User comments	Planning authority comments	Habitat reference	Off-site reference
1	Cropland	Non-cereal crops	No	0.06	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	Compensation inside LPA boundary or NCA of impact site	0.12	0	0	0.00	0.00	0.06	0.12					c1.1

Project Name: Foxburrow Farm, Winalow Gate, Fleet Hargate	Map
F-1 Off-Site WaterC' Baseline	

Condense / Show Columns | Condense / Show Rows

Main Menu

Watercourse summary	
Total Net Unit Change	0.16
Total Net % Change	76.38%
Trading Rules Satisfied	Yes ✓

Existing watercourse type			Distinctiveness		Condition		Strategic significance			Watercourse encroachment		Riparian encroachment		Required Action to Meet Trading Rules	Spatial risk multiplier	Ecological baseline							Bespoke compensation agreed for losses of WHDH	Comments			
Ref	Watercourse type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Extent of encroachment	Multiplier	Extent of encroachment for both banks	Multiplier		Spatial risk category	Total watercourse units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost		User comments	Planning authority comments	Habitat reference	Off-site reference
1	Ditches	0.045	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	No Encroachment	1	Major/Major	0.75	Same habitat required =	Within waterbody catchment	0.14	0	0.045	0.00	0.14	0.00	0.00					f2d.2

10. Appendix C – Post-development Metric Calculations

Project Name: Foxburrow Farm, Winslow Gate, Fleet Hargate Map Reference:

A-2 On-Site Habitat Creation

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

Area habitat summary	
Total Net Unit Change	-0.22
Total Net % Change	-100.00%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

	Post intervention habitats																				Comments		
				Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty multipliers							
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance multiplier		Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land; sealed surface	0.0162	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
2	Urban	Developed land; sealed surface	0.0336	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			

Project Name: Foxburrow Farm, Winslow Gate, Fleet Hargate Map Reference:

D-2 Off-Site Habitat Creation

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

Area habitat summary	
Total Net Unit Change	0.09
Total Net % Change	39.81%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats																								Comments		
								Strategic significance			Temporal risk multiplier						Difficulty risk multipliers				Spatial risk multiplier	Habitat units delivered					
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Spatial risk category		User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline Ref
1	Grassland	Other neutral grassland	0.06	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	Compensation inside LPA boundary or NCA of impact site	0.40				c1.1	
2	Individual trees	Rural tree	0.008143008	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	Compensation inside LPA boundary or NCA of impact site	0.02				c1.1	

Project Name: Foxburrow Farm, Winslow Gate, Fleet Hargate   Map Reference:

F-3 Off-Site WaterC Enhancement

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

Watercourse summary	
Total Net Unit Change	0.16
Total Net % Change	75.38%
Trading Rules Satisfied	Yes ✓

Baseline habitats

Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Strategic significance	Baseline strategic significance score	Required Action to Meet Trading Rules	Baseline habitat units
1	Ditches	0.045	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required =	0.135

Post intervention habitats

Baseline ref	Proposed habitat	Change in distinctiveness and condition		Length (km)	Habitat distinctiveness		Habitat condition		Strategic significance		
		Distinctiveness movement	Condition movement		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
1	Ditches	Medium - Medium	Poor - Moderate	0.045	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1

Baseline ref	Temporal multiplier						Difficulty multipliers			
	Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied
1	4	0	0	Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1

Baseline ref	Watercourse encroachment		Riparian encroachment		Spatial risk multiplier	Watercourse units delivered	Comments			
	Extent of encroachment	Multiplier	Extent of encroachment for both banks	Multiplier	Spatial risk category		User comments	Planning authority comments	Habitat reference	Off-site reference
1	No Encroachment	1	Major/No Encroachment	0.87	Within waterbody catchment	0.29				f2d.2