

Ecology Solutions Limited
Farncombe House
Farncombe Estate
Broadway
Worcestershire
WR12 7LJ

+44(0)1451 870767
info@ecologysolutions.co.uk
www.ecologysolutions.co.uk



10736: LAND TO THE EAST OF STRATFIELD BRAKE AND WEST OF OXFORD PARKWAY STATION, KNOWN AS THE TRIANGLE

BRIEFING NOTE: BIODIVERSITY NET GAIN & NATURAL CAPITAL ASSESSMENT

INTRODUCTION

1. Ecology Solutions was commissioned by Ridge and Partners LLP on behalf of Oxford United Football Club in March 2023 to undertake a Biodiversity Net Gain Assessment of the proposed development at the land to the east of Stratfield Brake and west of Oxford Parkway Station, known as the Triangle, hereafter referred to as the 'Site'.
2. The proposals are for the erection of a 16,000 capacity stadium (Use Class F2) with associated flexible commercial and community facilities for conferences, exhibitions, education and other events (including club shop, public restaurant, bar, health and wellbeing facility/clinic, and gym) (Use Class E), a 180-bed hotel (Use Class C1), external concourse/fanzone, car and cycle parking, and associated access, highways, utilities, public realm, landscaping and other supporting infrastructure.
3. This document details the Biodiversity Net Gain Assessment undertaken for the above site, using the DEFRA Statutory Biodiversity Metric (version 4.1).

BIODIVERSITY NET GAIN ASSESSMENT

4. This Biodiversity Net Gain Assessment has been based upon the Landscape General Arrangement Plan (D3263-FAB-00-XX-DR-L-1001-P18) for the Site, which is included at Appendix 1.

Area-based Habitats

5. Existing habitats within the Site include non-cereal crops (short-rotation willow coppice), developed land; sealed surface, modified grassland, urban trees, mixed scrub and other neutral grassland. The locations of existing habitats within the Site are shown on Plan BNG1. Condition assessments of the existing habitats within the Site is shown in table 1 below.

Table 1. Summary of baseline area-based habitats assessed against the DEFRA Statutory Biodiversity Metric 4.1 Calculation Tool condition sheets.

Habitat	Condition Sheet	Condition Assessment		Condition
		Criteria Ref	Criteria Achieved (Y/N)	
Cropland - Non-cereal Crops	Condition Assessment N/A			
Developed Land; Sealed Surface	Condition Assessment N/A			
Other Neutral Grassland (within Triangle / main Application Site)	Grassland Habitat Type (Medium, High and Very High Distinctiveness)	A	N	Poor (2 / 6 passed) Failed Criterion A which is essential for Moderate condition
		B	Y	
		C	N	
		D	Y	
		E	N	
		F	N	
Other Neutral Grassland (adjacent to Oxford Parkway)	Grassland Habitat Type (Medium, High and Very High Distinctiveness)	A	Y	Moderate (3 / 6 passed) Failed Criterion F which is essential for Good condition
		B	N	
		C	N	
		D	Y	
		E	Y	
		F	N	
Urban Tree	Individual Trees	A	Y	Moderate (3 / 6 passed)
		B	Y	
		C	N	
		D	Y	
		E	N	
		F	N	
Mixed Scrub	Scrub	A	Y	Poor (2 / 5 passed)
		B	N	
		C	Y	
		D	N	
		E	N	
Modified Grassland (grass verges)	Grassland Habitat Type (Low Distinctiveness)	A	N	Poor (3 / 7 passed)
		B	N	
		C	Y	
		D	N	
		E	N	
		F	Y	
		G	Y	

6. Areas of modified grassland, other neutral grassland and mixed scrub habitat will be retained and enhanced as part of the proposals. Created habitats include modified grassland, other neutral grassland, mixed scrub, non-priority pond, rain garden, biodiverse green roof, ground-based green wall, SuDS, introduced shrub, developed land, 62 small-sized urban trees and 81 medium-sized urban trees.
7. An area of 0.055ha of the retained modified grassland (grass verges) will be enhanced to other neutral through oversowing of a native wildflower seed mix (such as Emorsgate EM3F Special General Purpose Wild Flower mixture). Plan BNG2 shows the proposed habitats within the Site.
8. Condition assessments of the proposed habitats within the Site is shown in table 2 below.

Table 2. Summary of proposed area-based habitats assessed against the DEFRA Statutory Biodiversity Metric 4.1 Calculation Tool condition sheets.

Proposed Habitat	Condition Sheet	Condition Assessment		Condition
		Criteria Number	Criteria Achieved (Y/N)	
Modified Grassland (Football Pitch)	Grassland Habitat Type (Low Distinctiveness)	A	N	Poor (4 / 7 passed) Failed Criterion A which is essential for Moderate condition
		B	N	
		C	Y	
		D	N	
		E	Y	
		F	Y	
		G	Y	
Modified Grassland	Grassland Habitat Type (Low Distinctiveness)	A	Y	Moderate (6 / 7 passed)
		B	N	
		C	Y	
		D	Y	
		E	Y	
		F	Y	
		G	Y	
Other Neutral Grassland	Grassland Habitat Type (Medium Distinctiveness)	A	Y	Moderate (5 / 6 passed) Failed Criterion F as a conservative estimate
		B	Y	
		C	Y	
		D	Y	
		E	Y	
		F	N	
Mixed Scrub	Heathland and Shrub	A	Y	Moderate (3 / 5 passed)
		B	N	
		C	Y	
		D	Y	
		E	N	

Proposed Habitat	Condition Sheet	Condition Assessment		Condition
		Criteria Number	Criteria Achieved (Y/N)	
Non-priority Pond	Pond	A	Y	Moderate (8 / 9 passed)
		B	Y	
		C	Y	
		D	Y	
		E	Y	
		F	Y	
		G	Y	
		H	Y	
		I	N	
SuDS	Urban	A	Y	Good (5 / 5 passed)
		B	Y	
		C	Y	
		E1	Y	
		E2	Y	
Rain Garden	Urban	A	Y	Good (3 / 3 passed)
		B	Y	
		C	Y	
Ground-based Green Wall	Urban	A	Y	Good (3 / 3 passed)
		B	Y	
		C	Y	
Biodiverse Green Roof	Urban	A	Y	Good (4 / 4 passed)
		B	Y	
		C	Y	
		G	Y	
Developed Land; Sealed Surface	Condition Assessment N/A			
Introduced Shrub	Condition Assessment N/A			
Urban Tree	Individual Trees	A	Y	Moderate (4 / 6 passed)
		B	Y	
		C	N	
		D	Y	
		E	N	
		F	Y	

Hedgerows

- A total of three hedgerows are present within the Site consisting of a native species-rich hedgerows with trees and with an associated ditch (H1), a native hedgerow with trees (H2) and a native hedgerow (H3).

10. The condition assessments of existing hedgerows within the Site are shown in table 3 below.

Table 3. Existing hedgerows assessed against the DEFRA Biodiversity Statutory Metric 4.1 Calculation Tool condition sheets.

Hedgerow No.	Type	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	Condition
H1	Species-rich Native Hedgerow with Trees – Associated with Bank or Ditch	Y	Y	Y	Y	Y	N	Y	N	Y	N	Moderate
H2	Native Hedgerow with Trees	Y	Y	Y	Y	Y	N	Y	N	Y	N	Moderate
H3	Native Hedgerow	Y	N	N	N	Y	Y	Y	N	N/A	N/A	Moderate

11. As part of the proposals, hedgerows H1 and H2 are to be bolster planted with native species comprising at least 5 different hedgerow species, and trees that are showing severe signs of disease removed. As such, both hedgerows are proposed to be enhanced to native species-rich hedgerows in good condition as part of the proposals.
12. In addition, a total of 349m of species-rich hedgerow will be provided as part of the proposals. The locations of the proposed hedgerow are shown on Plan BNG2, while the condition assessment is shown in table 4 below.

Table 4. Proposed hedgerows assessed against the DEFRA Biodiversity Statutory Metric 4.1 Calculation Tool condition sheets.

Type	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	Condition
Species-Rich Native Hedgerow	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Good

Calculation

13. Following calculations based upon the illustrative proposals undertaken using DEFRA Statutory Biodiversity Metric 4.1 Calculation Tool, it can be seen that a net gain in biodiversity can be delivered as a result of the proposed development. Specifically, an increase in habitat units from 14.27 units to 16.42 units which equates to a **15.05% increase** overall. An increase in hedgerow units has also been calculated, from 8.05 units to 11.39 units (which equates to a **41.58% increase**). The DEFRA Statutory Biodiversity Metric 4.1 Calculation is shown at Appendix 2.
14. It should be noted that the DEFRA Statutory Biodiversity Metric 4.1 calculation does not take into consideration measures relating to protected or notable species. The provision of new species-rich grassland will provide enhanced foraging opportunities for Badgers, bats, and birds, as well as habitat for invertebrates, amphibians and reptiles. New native tree and hedgerow planting will provide enhanced foraging and navigational opportunities for bats, foraging and nesting opportunities for birds and foraging opportunities for Badgers, potential hibernation/shelter opportunities for amphibians and reptiles, as well as enhanced habitat for invertebrates. New rain gardens, a green wall and a biodiverse green

roof will provide opportunities for bats, birds and invertebrates. The provision of a pond and new SuDS features will also provide enhanced aquatic habitat for amphibians and invertebrates over the existing scenario, as well as enhanced foraging opportunities for bats and foraging/nesting opportunities for birds.

15. A number of additional enhancements will also be provided as part of the proposed development, that are not accounted for within the net gain calculation. This includes the provision of bat boxes providing enhanced roosting opportunities for bats and bird boxes providing enhanced nesting opportunities for birds, as well as the provision of log piles that will provide enhanced hibernation opportunities for amphibians and reptiles and create new habitat for saproxylic invertebrates post-development.

CONCLUSION

16. Biodiversity Net Gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must now deliver a BNG of 10%. The calculation presented here indicates that a net gain in biodiversity in excess of the mandatory 10% can be achieved under all elements of the metric applicable to the proposals (habitat and hedgerow) under the current development proposals.
17. The site was originally designed and worked up to achieve a gain in excess of 20% in version 4.0 of the metric. The very recent introduction of the statutory metric (version 4.1) has meant a recalculation of the BNG in this latest version. This has reduced the % gain for the site based on the same scheme that achieved in excess of 20% in version 4.0 to a negative score. As such, given the timing immediately prior to submission of the planning application it was not possible to re-work a scheme that has been a number of years in design to achieve the 20% aspiration. However, the design has been amended and still achieves a score in excess of 10% (specifically a **15.05% increase** in habitat units and a **41.58% increase** in hedgerow units) as per the mandatory requirement.
18. It is also considered that the development proposals will deliver a further net gain in biodiversity through the additional enhancement measures detailed above that are not accounted for within the calculation. As such, it is considered that it has been demonstrated that the proposed development will achieve an overall net gain in biodiversity over the existing situation.

Ecology Solutions
February 2024












PLANS

PLAN BNG1

Existing Habitats



KEY:

-  SITE BOUNDARY
-  CROPLAND - NON-CEREAL CROPS
-  OTHER NEUTRAL GRASSLAND
-  HEDGEROW (AREA) / RUDERAL/EPHEMERAL
-  MODIFIED GRASSLAND
-  MIXED SCRUB
-  DEVELOPED LAND; SEALED SURFACE
-  INDIVIDUAL TREE
-  NATIVE HEDGEROW
-  NATIVE HEDGEROW WITH TREES
-  SPECIES-RICH HEDGEROW WITH TREES



 ECOLOGYSOLUTIONS <small>Part of the ES Group</small>	Farncombe House Farncombe Estate Broadway Worcestershire WR12 7LJ
	+44(0)1451 870767 info@ecologysolutions.co.uk ecologysolutions.co.uk

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PLAN BNG1: BASELINE HABITATS	Rev: A Dec 2023
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PLAN BNG2

Proposed Habitats



- KEY:**
- SITE BOUNDARY
 - DEVELOPED LAND; SEALED SURFACE
 - MODIFIED GRASSLAND (POOR CONDITION)
 - RETAINED MODIFIED GRASSLAND
 - MODIFIED GRASSLAND (MODERATE CONDITION)
 - OTHER NEUTRAL GRASSLAND
 - ENHANCED OTHER NEUTRAL GRASSLAND (POOR CONDITION)
 - ENHANCED OTHER NEUTRAL GRASSLAND (MODERATE CONDITION)
 - HEDGEROW (AREA)
 - SuDS
 - RETAINED MIXED SCRUB
 - MIXED SCRUB
 - BIODIVERSE GREEN ROOF
 - NON-PRIORITY POND
 - RAIN GARDEN
 - INTRODUCED SHRUB
 - GREEN WALL
 - PROPOSED TREE
 - RETAINED TREE
 - NATIVE HEDGEROW
 - SPECIES-RICH HEDGEROW WITH TREES
 - NEW HEDGEROW

SITE BOUNDARY CONTINUED



Farncombe House
Farncombe Estate |
Broadway
Worcestershire | WR12 7LJ

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info@ecologysolutions.co.uk
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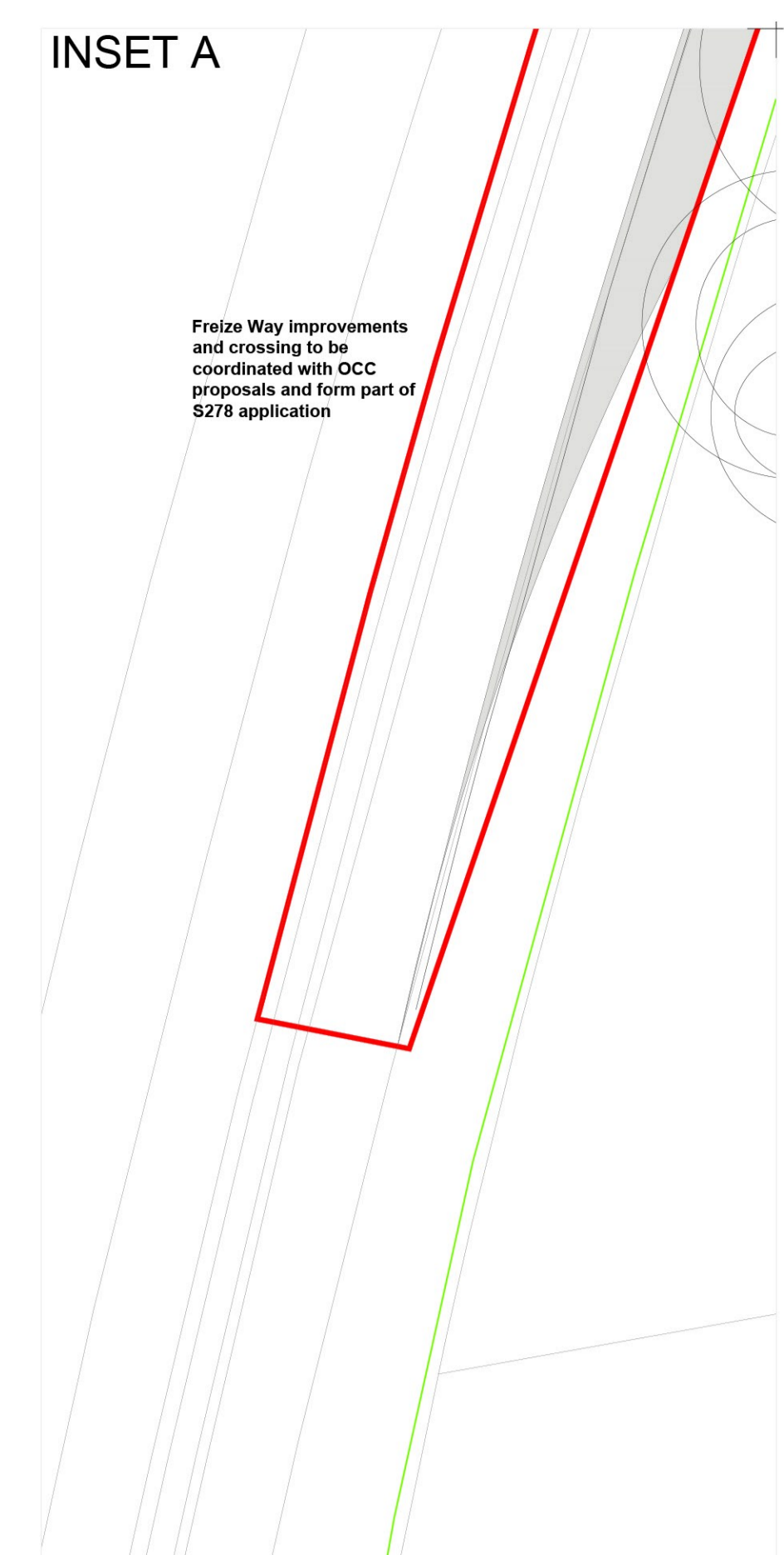
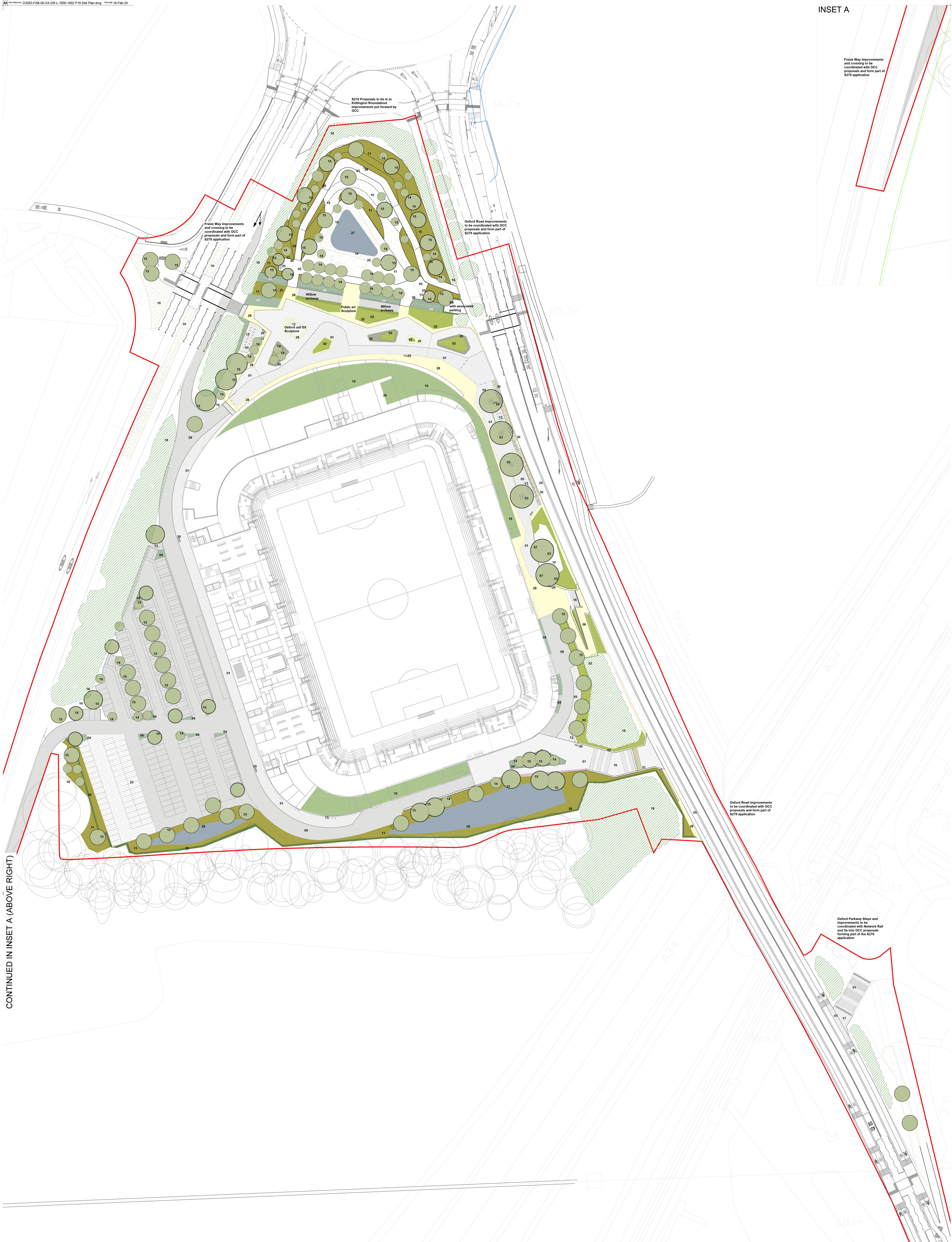
PLAN BNG2:
PROPOSED HABITATS

Rev: C
Feb 2024

APPENDICES

APPENDIX 1

Landscape General Arrangement Plan



CONTINUED IN INSET A (ABOVE RIGHT)

Freize Way improvements and crossing to be coordinated with OCC proposals and form part of S278 application

S278 Proposals to tie in to Kidlington Roundabout improvements put forward by OCC

Oxford Road improvements to be coordinated with OCC proposals and form part of S278 application

Oxford Road improvements to be coordinated with OCC proposals and form part of S278 application

Oxford Parkway Steps and improvements to be coordinated with Network Rail and tie into OCC proposals forming part of the S278 application

BOUNDARY

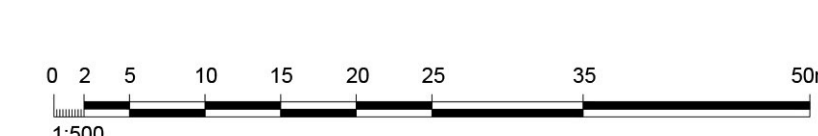
- Site Boundary

LEGEND

- | | |
|---|--|
| 01 Concrete block paving | 18 Existing vegetation retained |
| 02 Planting beds (variety of typologies inc suds) | 19 Biodiverse roof (location to be coordinated with Engineers Plant) |
| 03 Boulder trees | 20 Double filter and recycling bins |
| 04 Rain-gardens (exact size to be confirmed with Engineers) | 21 Manor arch feature (to be coordinated with Architects) |
| 05 Hoggin compacted gravel | 22 Overflow area, with reinforced grasscrete vehicular outside surfacing |
| 06 1.22 access route ramp (tarmac with fairfaced concrete wall edge) | 23 Earthwork mound with look out point |
| 07 Entrance feature trees crown raised to create green arch | 24 Combined cycleway (As part of S278 in coordination with OCC) |
| 08 Attenuation basins (to be confirmed with Engineers) | 25 Timber benches in garden |
| 09 Tarmac | 26 Biodiverse wall |
| 10 Wildflower planting, various typologies | 27 Natural pond with terraces for increased planting opportunities (on deep in deepest part, with safety ropes provided) |
| 11 Circus planting | 28 Natural coloured reduced carbon concrete circa |
| 12 Flowering lawn area within village plaza | 29 (With nichings at key locations) |
| 13 Cycle rack (50 in total, providing 100 spaces on site) | 30 Native hedge with standard tree planting and eco-edge edge planting |
| 14 Proposed tree planting (below extra heavy standard size 62 in total) | 31 Seating slip wall (boundary edge dealing with level change) |
| 15 Proposed trees (30cm girth and above - 61 in total) | 32 Substation location |
| 16 Stepped access (concrete, with hand rails and wall) | |
| 17 8m wide steps (as part of S278 to be confirmed with NR) | |

NOTES:

- Section 278 proposals to be delivered in coordination with OCC and Network Rail as part of a separate planning application.
- Bolton's building locations and security measures to be confirmed with security consultant recommendations.
- Lighting design to be coordinated with Engineers.
- Public art strategy to be developed during the next phase to form part of the wayfinding strategy.
- No tree/ hedge planting within 3m of utilities without the use of a root protection system and to be fully coordinated to avoid clashes.



fabik landscape architects
 128th Street | 111 South Street | Abingdon | Oxfordshire | OX14 3JG
 T: 01235 832111 | E: info@fabik.com | www.fabik.com

Project: The Triangle, Oxford
 Client: Oxford UTDT
 Project Number: OUF02 FAB 00
 Date: 00
 Scale: DR
 Date: 1500 @ A0
 Number: 1001
 Project: P18

ISSUED FOR PLANNING APPROVAL

Rev	Date	Description	By	Check
01	13/02/24	Issue for planning	af	sg
02	15/02/24	Revised to include additional planting	af	sg
03	15/02/24	Revised to include additional planting	af	sg

APPENDIX 2

DEFRA Biodiversity Metric Calculation

Project Name: The Triangle Map Reference:
A-1 On-Site Habitat Baseline

Area habitat summary	
Total Net Unit Change	3.19
Total Net % Change	18.38%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns Condense / Show Rows
Main Menu

No	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			
	Broad Habitat	Habitat Type	replaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance			Strategic significance multiplier	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	3.354	Low	2	Condition Assessment N/A	1	Area/compensation not in local str ategy/ no local str ategy	Low Strategic Significance	1	Some destruction or better habitat required?	6.71		0.00	0.00	3.35	6.71				
2	Urban	Developed land, semi-rural	No	1.029	Very Low	0	N/A - Other	0	Area/compensation not in local str ategy/ no local str ategy	Low Strategic Significance	1	Compensation Not Required	0.00		0.00	0.00	1.03	0.00				
3	Specially registered land	Rural/Ethnical	No	0.759	Low	2	Poor	1	Area/compensation not in local str ategy/ no local str ategy	Low Strategic Significance	1	Some destruction or better habitat required?	1.58	0.462	0.92	0.00	0.33	0.65				
4	Grassland	Modified grassland	No	0.309	Low	2	Poor	1	Area/compensation not in local str ategy/ no local str ategy	Low Strategic Significance	1	Some destruction or better habitat required?	0.62	0.181	0.068	0.38	0.11	0.07	0.15	Grass verges		
5	Grassland	Other neutral grassland	No	0.653	Medium	4	Poor	1	Area/compensation not in local str ategy/ no local str ategy	Low Strategic Significance	1	Some destruction or better habitat required?	2.61		0.208	0.00	0.83	0.45	1.78	within Triangleman Application Site		
6	Grassland	Other neutral grassland	No	0.04	Medium	4	Moderate	2	Area/compensation not in local str ategy/ no local str ategy	Low Strategic Significance	1	Some destruction or better habitat required?	0.32	0.04		0.32	0.00	0.00	0.00	adjacent to Oxford Parkway		
7	Heathland/scrub	Mixed scrub	No	0.593	Medium	4	Poor	1	Area/compensation not in local str ategy/ no local str ategy	Low Strategic Significance	1	Some destruction or better habitat required?	2.37		0.246	0.00	0.98	0.35	1.39			
8	Individual trees	Urban tree	No	0.0081	Medium	4	Moderate	2	Area/compensation not in local str ategy/ no local str ategy	Low Strategic Significance	1	Some destruction or better habitat required?	0.06	0.0081		0.06	0.00	0.00	0.00			
9																						
10																						
11																						
12																						
13																						
Total habitat area				7.08									14.27	0.69	0.81	1.87	1.88	5.88	10.69			
Site Area (Excluding area of individual trees, green walls, intertidal)				7.07																		

Total area lost (excluding area of individual trees, green walls and intertidal hard structures) 5.88

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: The Triangle Map Reference:
A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	2.16
Total Net % Change	16.06%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Post intervention habitats

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Temporal multiplier			Difficulty multipliers			Habitat units delivered	Comments						
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance	Standard time to target condition	Habitat created in advance (years)	Delay in starting habitat creation	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	User comments	Planning authority comments	Habitat reference number
1	Urban	Introduced shrub	0.09	Low	2	Condition Assessment N/A	1	As no compensation in local strategic habitat	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.17			
2	Urban	Developed/land sealed surface	4.039	V.Low	0	N/A - Other	0	As no compensation in local strategic habitat	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
3	Urban	Biodiverse green roof	0.213	Medium	4	Good	3	As no compensation in local strategic habitat	Low Strategic Significance	1	10			Standard time to target condition applied	10	0.700	Medium	Standard difficulty applied	Medium	0.67	1.20			
4	Urban	Groundbased green wall	0.03	Low	2	Good	3	As no compensation in local strategic habitat	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Medium	Standard difficulty applied	Medium	0.67	0.10			
5	Grassland	Modified grassland	1.017	Low	2	Poor	1	As no compensation in local strategic habitat	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	1.96			
6	Grassland	Other natural grassland	0.161	Medium	4	Moderate	2	As no compensation in local strategic habitat	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	1.08			
7	Lanes	Pseudo (permeability habitat)	0.024	Medium	4	Moderate	2	As no compensation in local strategic habitat	Low Strategic Significance	1	2			Standard time to target condition applied	2	0.950	Low	Standard difficulty applied	Low	1	0.17			
8	Urban	Rain garden	0.075	Low	2	Good	3	As no compensation in local strategic habitat	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.38			
9	Heathland/shrub	Meadow scrub	0.161	Medium	4	Moderate	2	As no compensation in local strategic habitat	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	1.08			
10	Urban	Sustainable drainage system	0.098	Low	2	Good	3	As no compensation in local strategic habitat	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Medium	Standard difficulty applied	Medium	0.67	0.33			
11	Individual trees	Urban tree	1.572	Medium	4	Moderate	2	As no compensation in local strategic habitat	Low Strategic Significance	1	27			Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	4.81			
12	Grassland	Modified grassland	0.01	Low	2	Moderate	2	As no compensation in local strategic habitat	Low Strategic Significance	1	4			Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1	0.03			
13																								
14																								
15																								
16																								
17																								
18																								
Total habitat area			7.48																			Total	11.81	

Site Area (Excluding area of individual trees, green walls, intertidal hard structures) 5.88

M ² to hectares conversion tool:	Input a value	Hectares	M ²

Project Name: The Triangle Map Reference:
 B-1 On-Site Hedge Baseline

Hedgerow summary	
Total Net Unit Change	3.38
Total Net % Change	41.88%
Trading Rules Satisfied	Yes /

Condense / Show Columns
 Condense / Show Rows
 Main Menu

Ref	Existing hedgerow habitats		Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological Total hedgerow w units	Comments								
	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance			Strategic significance multiplier	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments
1	H1	Species rich native hedgerow with trees - associated with bank or ditch	0.306	V High	8	Moderate	2	As ex/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like	4.90	0.341	0.00	3.86	0.07	1.04			
2	H2	Native hedgerow with trees	0.351	Medium	4	Moderate	2	As ex/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness level or better	2.81	0.173	0.00	1.38	0.18	1.42			
3	H3	Native hedgerow	0.088	Low	2	Moderate	2	As ex/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness level or better	0.34	0.076	0.30	0.00	0.01	0.04			
4																				
5																				
6																				
7																				
8																				
			0.74								8.08	0.08	0.41	0.30	8.24	0.28	8.80			

Project Name: The Triangle Map Reference:
 B-2 On-Site Hedge Creation

Hedgerow summary	
Total Net Unit Change	3.35
Total Net % Change	41.58%
Trading Rules Satisfied	Yes ✓

Condense/Show Columns Condense/Show Rows

Main Menu

Ref	New hedge number	Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier				Difficulty risk multipliers				Hedge units delivered	Comments				
		Habitat type	Length (km)	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	User comments	Planning authority comments	Habitat reference number
1		Species-rich native hedgerow	0.349	Medium	4	Good	3	As an ecocompensation not in local strategy/ no local strategy	Low Strategic Significance	1	12	0	0	Standard time to target condition applied	12	0.662	Low	Standard difficulty applied	Low	1				2.73
2																								
3																								
4																								
5																								
6																								
			0.35																				2.73	

The Triangle
Headline Results
Scroll down for final results ▲

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On-site baseline	Habitat units	14.27	
	Hedgerow units	8.05	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	16.42	
	Hedgerow units	11.39	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Habitat units	2.15	15.05%
	Hedgerow units	3.35	41.58%
	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 <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units & percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	2.15	
	Hedgerow units	3.35	
	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 <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	2.15	
	Hedgerow units	3.35	
	Watercourse units	0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	15.05%	
	Hedgerow units	41.58%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	14.27	15.70	0.00
Hedgerow units	10.00%	8.05	8.85	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
 No additional hedgerow units required to meet target ✓
 No additional watercourse units required to meet target ✓



ECOLOGYSOLUTIONS

Part of the ES Group

Ecology Solutions Limited | Farncombe House | Farncombe Estate | Broadway | Worcestershire | WR12 7LJ

01451 870767 | info@ecologysolutions.co.uk | www.ecologysolutions.co.uk