

# Land at College Road, Campdown

## BIODIVERSITY NET GAIN ASSESSMENT

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784-B038823

Dandara Southern Ltd.

June 2023

Prepared on Behalf of Tetra Tech Limited. Registered in England  
number: 01959704

## Document control

|                     |                                                                             |
|---------------------|-----------------------------------------------------------------------------|
| <b>Document:</b>    | Biodiversity Net Gain Assessment                                            |
| <b>Project:</b>     | Land at College Road, Campdown                                              |
| <b>Client:</b>      | Dandara Southern Ltd.                                                       |
| <b>Job Number:</b>  | 784-B038823                                                                 |
| <b>File Origin:</b> | M:\Projects\784-B038823 Campdown\60 Project Output\61 Work in Progress\BNG\ |

|                                                        |           |                                                |                                                              |
|--------------------------------------------------------|-----------|------------------------------------------------|--------------------------------------------------------------|
| Revision:                                              | V1        | Status:                                        | Final                                                        |
| Date:                                                  | June 2023 |                                                |                                                              |
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|                                                        |           |                                                |                                                              |
| Description of revision:                               |           |                                                |                                                              |

|                          |  |             |              |
|--------------------------|--|-------------|--------------|
| Revision:                |  | Status:     |              |
| Date:                    |  |             |              |
| Prepared by:             |  | Checked by: | Approved By: |
| Description of revision: |  |             |              |

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## EXECUTIVE SUMMARY

| Contents                         | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Location</b>             | <p>The Proposed Development is located approximately 2.5km west of Havant, Hampshire and is centered at OS grid reference SU 69069 06995, as shown on Figure 1. The A3 is situated immediately adjacent to the eastern boundary of the site, whilst Portsmouth Golf Club and the urban area of Widley are found to the west. To the north lies a college and block of deciduous woodland, and to the south lies the outer reaches of the city of Portsmouth, with Langstone Harbour beyond.</p> <p>The site comprises 26.6 hectares of land consisting of a series of large, connected fields of semi-improved neutral grassland, with areas of scrub, hedgerows, scattered trees and small areas of broadleaved woodland. The site was formerly grazed but, following the removal of livestock from the site, is now largely overgrown.</p> |
| <b>Proposals</b>                 | <p>The proposed development plans for the site include the creation of 628 residential properties, with associated landscaping, public open space, allotments, sustainable drainage systems (SuDS) and access routes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Existing Site Information</b> | <p>Tetra Tech (formerly WYG) carried out an Ecological Appraisal (EA) of the site in 2016 (WYG, 2017). Habitats comprise grazed neutral semi-improved grassland with areas of dense scrub and scattered scrub, scattered semi mature trees, standing water as well as intact and defunct hedgerows comprising mature and semi-mature trees.</p> <p>An update Ecological Appraisal of the site was completed by Tetra Tech in 2022 (Tetra Tech, 2023). The habitats on site are now not grazed. This has left the sward of the grassland to become taller and the other habitats on site to develop further.</p>                                                                                                                                                                                                                              |
| <b>Scope of this Survey(s)</b>   | <p>Assess the project biodiversity losses / gains as a result of the proposed site layout and landscaping.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Results</b>                   | <p>There is anticipated to be a net gain of <b>5.17</b> habitat units which is an increase of <b>4.47 %</b>. There is anticipated to be a gain of <b>7.98</b> hedgerow units which is an increase of <b>6765.20%</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## GLOSSARY

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|       |                                                        |
|-------|--------------------------------------------------------|
| BNG   | Biodiversity Net Gain                                  |
| DEFRA | Department for the Environment, Food and Rural Affairs |
| GIS   | Geographic Information System                          |
| TN    | Target Note                                            |
| W&CA  | Wildlife & Countryside Act 1981 (as amended)           |

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

Tetra Tech was commissioned by Dandara Southern Ltd in June 2022 to produce a Biodiversity Net Gain (BNG) Assessment of the site Land at College Road, Campdown.

This report has been prepared by Assistant Ecologist Chloe Mockridge and the conditions pertinent to it are provided in Appendix A.

### 1.2 SITE LOCATION

The Proposed Development is located approximately 2.5km west of Havant, Hampshire and is centered at OS grid reference SU 69069 06995, as shown on Figure 1. The A3 is situated immediately adjacent to the eastern boundary of the site, whilst Portsmouth Golf Club and the urban area of Widley are found to the west. To the north lies a college and block of deciduous woodland, and to the south lies the outer reaches of the city of Portsmouth, with Langstone Harbour beyond.

The site comprises areas 26.6 hectares of land consisting of a series of large, connected fields of semi-improved neutral grassland, with areas of scrub, hedgerows, scattered trees and small areas of broadleaved woodland. The site was formerly grazed but, following the removal of livestock from the site, is now largely overgrown.

### 1.3 DEVELOPMENT PROPOSALS

The proposed development plans for the site include the creation of 628 residential properties, with associated landscaping, public open space, allotments, sustainable drainage systems (SuDS) and access routes.

### 1.4 PURPOSE OF THE REPORT

The purpose of this report is to:

- Assess the distinctiveness and condition of the vegetation types and other habitats; and
- Quantify the pre-development baseline habitat and hedgerow units present on site;
- Quantify the post-development biodiversity units on site; and
- Present biodiversity off-setting calculations based on the submission of the Land Use Plan (CB\_62\_265\_002) and Landscape General Arrangement Plan (GLS\_050\_110\_1300).

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

## 2.0 METHODOLOGY

### 2.1 BIODIVERSITY METRIC 3.1

A BNG assessment involves making a comparison between the biodiversity value of habitats present within the site prior to development (i.e., the 'baseline') and the predicted biodiversity value of habitats following the completion of the development (i.e., 'post-development'). The comparison is made in terms of 'biodiversity units', with a 'biodiversity metric' providing the mechanism to allow biodiversity values to be calculated and compared.

Biodiversity Metric 3.1 (Natural England, 2022a) calculates the overall loss or gain of biodiversity for development projects by assessing the distinctiveness (i.e., type of habitat and its value), condition, extent, and strategic significance of habitats on site pre- and post-development. To achieve biodiversity net gain, the biodiversity unit score must have a post-development score higher than the baseline score. When calculating the post-development biodiversity units, the metric includes a series of standard 'risk multipliers' to account for the inherent risk of creating and restoring habitats, the time taken to establish habitats and the location of the mitigation in relation to the habitats lost on site. The risk multipliers have the effect of reducing the value of the proposed habitats, which means larger areas, habitats of higher distinctiveness, and/or condition are required to achieve net gain.

The metric assesses and generates separate outputs for area-based habitats (measured in habitat units) and linear based habitats, including hedgerows (measured in hedgerow units) and rivers (measured in river units). For the purpose of the BNG assessment, the output with the lowest value is used to determine whether following development there has been a net gain in biodiversity. A development cannot claim to achieve an overall net gain unless this is predicted across all applicable area-based and linear based habitats.

All habitats surveyed within the development site boundary have been included within the calculation to provide the baseline and post-development biodiversity values.

The information required to undertake the calculation is described below.

### 2.2 PRE-DEVELOPMENT BASELINE DATA

#### 2.2.1 Habitat Data

The Phase 1 habitat data collected by Tetra Tech Senior Ecologist John Simper on 30th June 2022 (hereafter referred to as the baseline) have been utilised to determine the baseline habitats. All the habitats recorded within the site were converted from JNCC Phase 1 habitat types to UK Habitat Classification (UKHab) categories (UK Habitat Classification Working Group, undated), before being digitised in Geographic Information System (GIS) to provide area measurements of each habitat type in hectares (ha) (the Baseline Habitat Plan is provided in Figure 2); conversions are outlined in Table 1.

Table 1: Phase 1 habitats present on site pre-development and their conversion into UKHab

| Phase 1 habitat Category<br>(Tetra Tech, 2023) | Corresponding UKHab Category<br>(Figure 2) |
|------------------------------------------------|--------------------------------------------|
| Semi-improved neutral grassland                | Grassland – Other neutral grassland        |
| Dense scrub                                    | Heathland and shrub – Mixed scrub          |
| Semi-natural broad-leaved woodland             | Lowland mixed deciduous woodland           |
| Hedgerows                                      | Hedgerows                                  |
| Scattered trees                                | Scattered trees                            |

The data collected from this survey was then used to determine the habitat condition of each habitat parcel using the condition assessment criteria outlined in the Biodiversity Metric 3.1 – Technical

Supplement (Natural England, 2022c) in conjunction with the user guide ((Natural England, 2022b). These and the target notes are outlined in Appendix B. The data was aggregated and entered into the metric to calculate the baseline biodiversity units.

## 2.3 POST-DEVELOPMENT DATA

The Land Use Plan (CB\_62\_265\_002) and Landscape General Arrangement Plan (GLS\_050\_110\_1300) have been used to determine the extent and type of habitats to be retained, created and enhanced post-development (collectively referred to as the 'Landscape Proposals') were converted to UK Habitat Classification categories before being digitised into GIS to produce the Post-Development Habitat Plan (Figure 3).

Target condition scores for the proposed habitats were selected in accordance with Biodiversity Metric 3.1 User Guide and Technical Supplement using professional judgement to ensure the condition scores selected were realistic. The data was utilised to predict the post development biodiversity units.

## 2.4 DISTINCTIVENESS

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national, and international scales) and the degree to which a habitat supports species rarely found in other habitats (Treweek et al., 2010). The categories for distinctiveness within the metric are shown within the Natural England, *The Biodiversity Metric 3.1: Auditing and accounting for biodiversity value: technical supplement* (Natural England, 2022b). The scores for each distinctiveness criteria is given in Table 2.

Table 2 Categories and score for distinctiveness

| Categories                                                                                                           | Score |
|----------------------------------------------------------------------------------------------------------------------|-------|
| Very High (Section 41 Priority Habitats that are threatened, internationally scarce and require conservation action) | 8     |
| High (Section 41 Priority Habitats)                                                                                  | 6     |
| Medium (Semi-natural habitats not classified as Priority Habitat)                                                    | 4     |
| Low (Habitat of low biodiversity value)                                                                              | 2     |
| Very Low (Little or no biodiversity value)                                                                           | 0     |

## 2.5 CONDITION

The condition of each habitat is assessed using the methods set out in the *Biodiversity Metric 3.1: Auditing and accounting for biodiversity value: technical supplement* (Natural England, 2022c).

This approach determines how many of the condition criteria descriptions for each habitat type are met or are not met.

This is used as a guide but may be superseded where appropriate by other evidence and best ecological judgement. Where this is the case, additional information is provided in the tables used to the condition assessment.

Conditions and associated scores in the DEFRA 3.1 Metric are as follows:

- Good: 3
- Fairly Good: 2.5
- Moderate: 2
- Fairly Poor: 1.5

- Poor: 1
- N/A Agriculture: 1
- N/A: 0

Fairly good and fairly poor condition assessments are relevant to Rivers and Streams only.

Certain habitats are allocated a fixed condition score and do not need their condition to be assessed. Some Low distinctiveness habitats are assigned 'No assessment required – condition fixed at 'Poor'' and all Very Low distinctiveness habitats are assigned 'No assessment required – condition N/A'.

## 2.6 STRATEGIC SIGNIFICANCE

Metric 3.1 requires that the strategic significance of all baseline and post-development habitats be defined. Strategic significance refers to areas of local priority for biodiversity and nature improvement, identified within local planning policies. As part of this assessment, the relevant local planning policy documents listed in Table 3 were reviewed to determine the strategic significance of the habitats on site. None of the habitats listed with an associated action plan were identified within the site.

Table 3 Relevant Planning Policies within Campdown

| Plan                                                                | Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Havant Borough Biodiversity Strategy (Havant Borough Council, 2019) | <p>Priority habitats include;</p> <ul style="list-style-type: none"> <li>• Lowland beech and Yew woodland</li> <li>• Wood pasture and parkland</li> <li>• Lowland mixed deciduous woodland</li> <li>• Wet woodland</li> <li>• Arable field margins</li> <li>• Hedgerows</li> <li>• Traditional orchards</li> <li>• Eutrophic standing waters</li> <li>• Rivers</li> <li>• Lowland meadows</li> <li>• Lowland calcareous grassland</li> <li>• Lowland dry acidic grassland</li> <li>• Lowland heathland</li> <li>• Purple moor grass and rush pastures</li> <li>• Lowland Fens</li> <li>• Reedbeds</li> <li>• Coastal vegetated shingle</li> <li>• Maritime cliff and slope</li> <li>• Coastal sand dunes</li> <li>• Coastal saltmarsh</li> <li>• Intertidal Mudflats</li> <li>• Saline Lagoons</li> <li>• Seagrass beds</li> </ul> |
| Local Plan                                                          | <p>The site falls under the jurisdiction of Havant Borough Council and the relevant local plan document for this site is the Havant Borough Local Plan (pre-submission version with changes) (Havant Borough Council, 2020).</p> <p>Policy E14, The Local ecological Network, states:</p> <p><i>All development in Havant Borough is expected to protect, conserve and enhance the Borough's Local Ecological Network. Planning permission will only be granted where:</i></p>                                                                                                                                                                                                                                                                                                                                                     |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><i>a. The development results in biodiversity net gain;</i></p> <p><i>b. The development avoids the fragmentation of the Local Ecological Network including across administrative boundaries;</i></p> <p><i>c. The applicant has identified and assessed the level of ecological value of the site through adequate and proportionate information and any matters arising have been addressed through an avoidance or mitigation plan; and</i></p> <p><i>d. Any necessary mitigation plan includes provision for ongoing management and maintenance.</i></p> |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Although there are relevant policies as set out above, the site is not identified in any specific biodiversity or network policy, therefore all habitats on site have been assigned a value of 1 for Strategic Significance.

## 2.7 RISK FACTORS

As part of any proposed habitat creation and restoration, risk factors must be considered to correct for disparity, delay, or risk, these are:

- Time to target condition; and,
- Difficulty of restoration / creation.

To take this into account, creation of a habitat which will take many years to get to target condition or is difficult to recreate would have a reduced biodiversity value compared to the same habitat already in situ. Therefore, to compensate for loss of that original habitat a larger area would be required as an offset.

Default values are provided for a range of habitats as part of the DEFRA 3.1 metric. These may be altered if informed by knowledge of the site and proposed management prescriptions.

In addition, an update to the DEFRA 3.1 metric has added a functionality which allows for delay or advancement in creation or enhancement of habitats and linear features thereby allows the time to reach a set condition to be reduced or extended.

## 2.8 ASSUMPTIONS

In undertaking the calculation, the following assumptions have been made:

- Habitats created as part of the Proposed Development will be subject to appropriate ongoing management to enable them to reach the assigned target condition.

## 3.0 RESULTS

### 3.1 BIODIVERSITY METRIC 3.1 CALCULATION TOOL OUTPUT

#### 3.1.1 On-site Baseline Habitats

The site covers a total area of 26.72 ha; this includes the habitats shown on the Baseline Habitat Plan (Figure 2). The habitats identified on site prior to development varied in ecological value, ranging from low to very high distinctiveness.

The following descriptions provide a summary of the baseline habitats within the site and their condition. The Target Notes (TN) for each habitat are referenced within the associated Ecological Appraisal (Tetra Tech, 2023).

The descriptions for each individual habitat are provided in Appendix B.

#### 3.1.2 Grassland – Other neutral grassland

Much of the site was dominated by ungrazed semi-improved grassland (TN1). The sward was long in all areas and parts of the south of the site had wetter areas with flushes present. The grassland was typically species-poor with large patches of undesirable species such as thistles *Cirsium* spp. and ruderal species such as broad-leaved dock *Rumex obtusifolius* and common nettle *Urtica dioica*.

#### 3.1.3 Heathland and shrub – Mixed scrub

Dense scrub was located in patches throughout the site (TN2), predominantly in the centre of the site as well as dominating some of the boundaries. This included a long patch running east/west through the site which once comprised a hedgerow but had since become overgrown. The scrub was dominated by hawthorn *Crataegus monogyna*, bramble *Rubus fruticosus* with goat willow *Salix caprea*, bracken *Pteridium aquilinum*, common nettle, buddleia *Buddleja davidii*, blackthorn *Prunus spinosa*, and teasel *Dipsacus fullonum*.

#### 3.1.4 Woodland and forest – Lowland mixed deciduous woodland

A small part of site at the northern extent included woodland associated with Littlepark Wood (West) Site of Importance for Nature Conservation (SINC) (TN5) – this was dominated by Pedunculate oak *Quercus robur* with a hawthorn understorey.

Parts of the southern boundary of the site consisted of a narrow belt of trees and woodland dominated by Pedunculate oak. Portsmouth City Golf Course Copse SINC which also comprises lowland mixed deciduous woodland lies immediately south of the site.

#### 3.1.5 Scattered trees

Scattered semi-mature field maple *Acer campestre* trees were located within the scrub in the centre of the site (TN3). A number of mature and semi-mature trees were located within the boundaries of the site. Other species included ash *Fraxinus excelsior*, horse chestnut *Aesculus hippocastanum* and elder *Sambucus nigra*.

#### 3.1.6 Hedgerows

Unmanaged hedgerows (TN4) dominated by species such as hawthorn and field maple *Acer campestre* lay outside the east and north west boundaries of the site. A defunct hedgerow was found to be present along the western boundary of the site (TN5).

## 3.2 ON-SITE BASELINE HABITAT UNITS

The respective baseline biodiversity value for area-based and linear habitats are provided in Tables 4 – 5. In total, the baseline biodiversity value of the habitats present was calculated as **115.56** area-based habitat units and **0.12** linear hedgerow units.

Table 4 On-site Baseline Area-based Habitats

| Habitat Type (UKHab)             | Distinctiveness | Condition | Area (ha)    | Habitat Units |
|----------------------------------|-----------------|-----------|--------------|---------------|
| Other neutral grassland          | Medium          | Poor      | 24.65        | 98.60         |
| Mixed scrub                      | Medium          | Poor      | 1.45         | 5.80          |
| Lowland mixed deciduous woodland | High            | Good      | 0.62         | 11.16         |
| <b>Total</b>                     | -               | -         | <b>26.72</b> | <b>115.56</b> |

Table 5 On-site Baseline Linear Habitats

| Habitat Type (UKHab) | Distinctiveness | Condition | Length (km)  | Hedgerow Units |
|----------------------|-----------------|-----------|--------------|----------------|
| Native hedgerow      | Low             | Poor      | 0.059        | 0.12           |
| <b>Total</b>         | -               | -         | <b>0.059</b> | <b>0.12</b>    |

## 3.3 POST-DEVELOPMENT HABITATS

### 3.3.1 Total Post-Development Units

In total, the post-development biodiversity value for on-site habitats is predicted to be **120.73** habitat units and **8.10** hedgerow units (Table 7 - 12).

Table 7 Retained Habitats On Site

| Habitat Type (UKHab)             | Distinctiveness | Condition | Area (ha) | Habitat Units |
|----------------------------------|-----------------|-----------|-----------|---------------|
| Lowland mixed deciduous woodland | High            | Good      | 0.62      | 11.16         |

Table 8 Enhanced Post-development Habitat Data

| Baseline Habitat Type (UKHab) | Enhanced Habitat Type (UKHab) | Distinctiveness | Condition | Area (ha) | Habitat Units |
|-------------------------------|-------------------------------|-----------------|-----------|-----------|---------------|
| Other neutral grassland       | Other neutral grassland       | Medium          | Good      | 4.39      | 38.14         |

Table 9 Enhanced Post-development Hedgerow Data

| Baseline Habitat Type (UKHab) | Enhanced Habitat Type (UKHab) | Distinctiveness | Condition | Area Enhanced (ha) | Habitat Units |
|-------------------------------|-------------------------------|-----------------|-----------|--------------------|---------------|
| Native hedgerow               | Native hedgerow               | Low             | Poor      | 0.059              | 0.36          |

Table 10 Created Post-development Habitat Data

| Habitat Type (UKHab) | Distinctiveness | Condition | Area Created (ha) | Habitat Units |
|----------------------|-----------------|-----------|-------------------|---------------|
|----------------------|-----------------|-----------|-------------------|---------------|

|                                                          |        |                          |                                            |              |
|----------------------------------------------------------|--------|--------------------------|--------------------------------------------|--------------|
| Developed land; sealed surface                           | V.Low  | N/A - Other              | 10.3642                                    | 0.00         |
| Vegetated garden                                         | Low    | Condition Assessment N/A | 4.4418                                     | 8.57         |
| Traditional orchards                                     | High   | Good                     | 0.285                                      | 1.76         |
| Other neutral grassland                                  | Medium | Good                     | 4.205                                      | 35.34        |
| Mixed scrub                                              | Medium | Good                     | 1                                          | 8.40         |
| Other neutral grassland (species-rich wetland grassland) | Medium | Moderate                 | 1.1                                        | 7.36         |
| Urban Tree                                               | Medium | Moderate                 | 2.8486                                     | 8.71         |
| Allotments                                               | Low    | Poor                     | 0.145                                      | 0.28         |
| Reedbeds                                                 | High   | Moderate                 | 0.16                                       | 1.00         |
| <b>Total</b>                                             | -      | -                        | <b>24.55 (21.70 excluding Urban trees)</b> | <b>71.43</b> |

Table 11 Created Post-development Hedgerow Data

| Habitat Type (UKHab)         | Distinctiveness | Condition | Length Created (km) | Habitat Units |
|------------------------------|-----------------|-----------|---------------------|---------------|
| Native Species Rich Hedgerow | Medium          | Moderate  | 0.755               | 5.05          |
| Hedge Ornamental Non Native  | V.Low           | Poor      | 2.89                | 2.79          |
| <b>Total</b>                 | -               | -         | <b>3.65</b>         | <b>7.84</b>   |

Table 12 Habitats Lost due to Proposed Development

| Habitat Type (UKHab)    | Distinctiveness | Condition | Area lost (ha) | Habitat Units |
|-------------------------|-----------------|-----------|----------------|---------------|
| Other neutral grassland | Medium          | Poor      | 20.26          | 81.04         |
| Mixed scrub             | Medium          | Poor      | 1.45           | 5.80          |
| <b>Total</b>            | -               | -         | <b>21.71</b>   | <b>86.84</b>  |

## 4.0 CONCLUSION

### 4.1.1 Summary of Results

All habitats present within the baseline plan and the Proposed Development, including baseline, retained, and created are present within the accompanying biodiversity metric calculation tool assessment for the Proposed Development.

A summary of the results is shown in Table 13. Based on the current Post-Development Plan, the development would result in a net gain of **5.17** habitat units (**4.47 %**) and a net gain of **7.98** hedgerow units (**6,765.20 %**). Note that these are separate measurements and in accordance with the guidance on Metric 3.1 they should be reported separately, and not summed or averaged. The development achieves net gains in both habitat and hedgerow units overall, however the trading rules are not satisfied due to a net loss in other neutral grassland (17.76 units).

Table 13 Summary of Results

| <b>On-site baseline</b>          | Habitat units  | 115.56   |
|----------------------------------|----------------|----------|
|                                  | Hedgerow units | 0.12     |
|                                  | River units    | 0.00     |
| <b>On-site post-intervention</b> | Habitat units  | 120.73   |
|                                  | Hedgerow units | 8.10     |
|                                  | River units    | 0.00     |
| <b>On-site Net Change (%)</b>    | Habitat units  | 4.47%    |
|                                  | Hedgerow units | 6765.20% |
|                                  | River units    | 0.00%    |
| <b>Total Net Unit Change</b>     | Habitat units  | 5.17     |
|                                  | Hedgerow units | 7.98     |
|                                  | River units    | 0.00     |

## 4.2 CONCLUSION

Based on the current proposals and outlined assumptions, the proposed development is predicted to result in a net gain of net gain of **5.17** habitat units (**4.47** %) and a net gain of **7.98** hedgerow units (**6,765.20** %), however the trading rules are not satisfied with respect to other neutral grassland.

As referenced in the revised NPPF paragraph 174, section 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 paragraph 180, section D “*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*”, LPA's should determine development on their opportunities to incorporate measurable net gains for biodiversity.

**The current layout of the site, in conjunction with on-site mitigation, shows that a measurable gain will be achieved.**

The outputs of the metric are dependent on all created, retained, and enhanced habitats meeting the target conditions, subject to the criteria outlined within Natural England's Biodiversity Metric 3.1 Technical Note. Management methodology to meet the BNG target condition assigned to each habitat would therefore need to be outlined within an overarching Landscape Masterplan/ Ecological Management Plan for the proposed development; monitoring of habitats over a 30-year period need to be outlined within this document to ensure habitats develop in line with the predicted biodiversity as calculated within the Biodiversity Metric for the proposed development and management adapted where required to achieve the objectives.

## 5.0 REFERENCES

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- WYG, (2017). *Campdown, Ecological Appraisal*. Report on behalf of Persimmon Homes.

## FIGURES

**Figure 1 – Site Location Plan**

**Figure 2 – Pre-development Plan**

**Figure 3 – Post-development Plan**



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# Site Location Plan

Campdown

Dandara Southern Ltd.

## Legend

Site Boundary



## Notes:

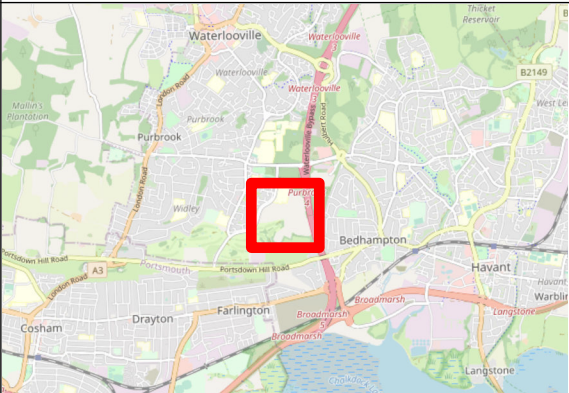
Drawn by: EC  
Checked by: HK  
Office: Southampton

Figure No. 1  
Revision No. A

0 50 100 150 Meters  
Scale 1:3,000 @A3

10 January 2023  
NGR: 469025E 106999N

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Botleigh Grange  
Office Campus  
Hedge End  
Southampton  
Hampshire, SO30 2AF



# Pre-Development Plan

Campdown

Dandara Southern Ltd

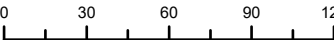


## Legend

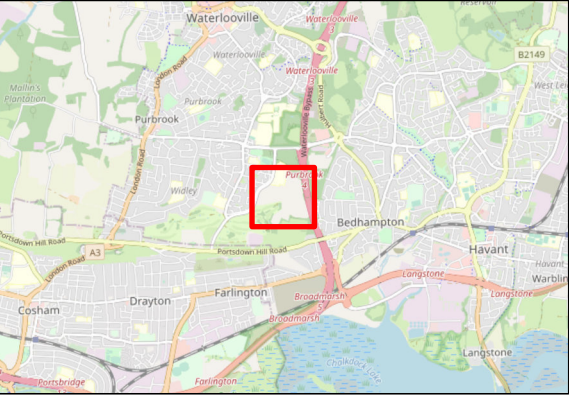
-  Site Boundary
-  g3c - other neutral grassland
-  h3 - dense scrub
-  w1f - lowland mixed deciduous woodland
-  h2 - hedgerow

## Notes:

|                         |                |
|-------------------------|----------------|
| Drawn by: ELLA.CHRISTIE | Figure No. 2   |
| Checked by: JS          | Revision No. C |
| Office: Southampton     | 12 June 2023   |

|                                                                                       |                       |
|---------------------------------------------------------------------------------------|-----------------------|
|  | British National Grid |
| Scale 1:2,750 @A3                                                                     | NGR: 469032E 107009N  |

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# Post-Development Plan

Campdown

Dandara Southern Ltd



## Legend

- Site Boundary
- f2e - reedbed
- g3c - other neutral grassland (wetland)
- g3c - other neutral grassland
- h3h - mixed scrub
- u1 - built-up areas and gardens
- u1b - developed land, sealed surface
- w1f - lowland mixed deciduous woodland
- h2a - native hedgerow
- h2b - ornamental hedgerow
- Scattered Tree

## Notes:

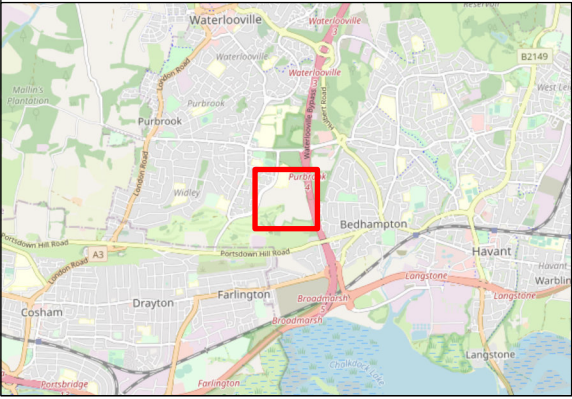
Drawn by: ELLA.CHRISTIE  
Checked by: TH  
Office: Southampton

Figure No. 3  
Revision No. C  
12 June 2023

0 30 60 90 120 Meters  
Scale 1:2,750 @A3

British National Grid  
NGR: 469032E 107009N

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## APPENDIX A – REPORT CONDITIONS

This Report has been prepared using reasonable skill and care for the sole benefit of Dandara Southern Ltd (“the Client”) for the proposed uses stated in the report by Tetra Tech Limited (“Tetra Tech”). Tetra Tech exclude all liability for any other uses and to any other party. The report must not be relied on or reproduced in whole or in part by any other party without the copyright holder’s permission.

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The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections’. Environmental conditions can vary, and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete, or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive, and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

## APPENDIX B: CONDITION ASSESSMENT PRE-DEVELOPMENT

### ONSITE AREA BASED HABITATS

Table 14: Grassland – Other neutral grassland

| Criterion              | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2 | 3 | 4 | 5 | 6 |  | - | - | - | - | - | - | Total pass |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|--|---|---|---|---|---|---|------------|
| Results (Pass or Fail) | ✓                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | X | X | ✓ | X | X |  |   |   |   |   |   |   | 2 / 7      |
| Condition: Poor        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |   |   |   |   |  |   |   |   |   |   |   |            |
| Criteria Assessment    | <ol style="list-style-type: none"> <li>Other neutral grassland is an extremely broad category within UKHab with a range of neutral grassland types. The grassland on site does not consistently match any one type but does reflect the broad category.</li> <li>Although some variation in sward, the vast majority was long with only 2 of 20 quadrats showing areas below 7 cm.</li> <li>None of the 20 quadrats recorded bare ground.</li> <li>Some scrub encroachment but none of the 20 quadrats included scrub and it accounts for less than 20% cover.</li> <li>No invasive non-native species (as listed on Schedule 9 of WCA, 1981) were recorded. Species indicative of sub-optimal condition (white clover and creeping thistle) comprised more than 5 % of ground cover within the field compartment<sup>1</sup> with undesirable species present in 14 of 20 quadrats.</li> <li>Only out of 20 quadrats had above 6 species per m2.</li> </ol> |   |   |   |   |   |  |   |   |   |   |   |   |            |
| Footnotes              | <b>Footnote 1</b> - Species considered undesirable for this habitat type include: Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> , cow parsley <i>Anthriscus sylvestris</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |   |   |   |   |  |   |   |   |   |   |   |            |

Table 15: Heathland and shrub – Mixed scrub

| Criterion              | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2 | 3 | 4 | 5 |  |  | - | - | - | - | - | - | Total pass |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|--|--|---|---|---|---|---|---|------------|
| Results (Pass or Fail) | ✓                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓ | X | X | X |  |  |   |   |   |   |   |   | 2 / 5      |
| Condition: Poor        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   |   |   |   |  |  |   |   |   |   |   |   |            |
| Criteria Assessment    | <ol style="list-style-type: none"> <li>The habitat supports at least three woody species including hawthorn, blackthorn, elder and goat willow.</li> <li>Dominated by mature plants but some immature growth.</li> <li>No invasive non-native species (as listed on Schedule 9 of WCA, 1981) were recorded. Species indicative of sub-optimal condition (white clover and creeping thistle) comprised more than 5 % of ground cover with ruderal species and buddleia recorded.</li> </ol> |   |   |   |   |  |  |   |   |   |   |   |   |            |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <p>4. There is not a well-developed edge with scrub transitioning immediately into adjacent habitats.</p> <p>5. There are no glades, clearings or sheltered edges.</p>                                                                                                                                                                                                                                                                                        |
| Footnotes | <p><b>Footnote 1</b> - Species indicative of sub-optimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i>, common nettle <i>Urtica dioica</i>, cherry laurel <i>Prunus laurocerasus</i>, snowberry <i>Symphoricarpos</i> spp., buddleia <i>Buddleja</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> (or hybrids). BNG3.1 allows for use of expert judgement to add others.</p> |

Table 16: Woodland and forest – Lowland mixed deciduous woodland

| Criterion                 | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | Total pass      |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|-----------------|
| Results<br>(Scored 1 – 3) | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 3 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3  | 3  | 2  | 3  | 37 / 39         |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |   |   |   |   |   |   |   |   |    |    |    |    | Condition: Good |
| Criteria Assessment       | 1. Age distribution of trees – Three age classes present <sup>1</sup> .<br>2. Wild, domestic and feral herbivore damage - No significant browsing damage evident in woodland <sup>2</sup><br>3. Invasive plant species - Rhododendron or laurel not present, other invasive species < 10% cover <sup>3</sup><br>4. Number of native tree species - Five or more native tree or shrub species found across woodland parcel<br>5. Over 80% of canopy species and 80% of understorey species native<br>6. Open space within woodland - 10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply <sup>4</sup><br>7. Woodland regeneration - All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth <sup>5</sup><br>8. Tree health - Tree mortality less than 10%, no pests or diseases and no crown dieback<br>9. Vegetation and ground flora - Ancient woodland flora indicators present<br>10. Woodland vertical structure - Three or more canopy / shrub storeys across all survey plots or a complex woodland <sup>6</sup><br>11. Veteran trees - Two or more veteran trees per hectare <sup>7</sup><br>12. Amount of deadwood - Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps<br>13. Woodland disturbance - No nutrient enrichment or damaged ground evident <sup>8</sup> |   |   |   |   |   |   |   |   |    |    |    |    |                 |
| Footnotes                 | <b>Footnote 1</b> - See EWBG method INDICATOR 1 for more information. If tree species is not a birch, cherry or <i>Sorbus spp.</i> : 0 – 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). A recognisable age class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an ‘age class’ of young trees.<br><br><b>Footnote 2</b> - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |   |   |   |   |   |   |   |    |    |    |    |                 |

**Footnote 3** - See EWBG method INDICATOR 3 for more information. Check for presence of the following invasive non-native species: American skunk cabbage *Lysichiton americanus*; Himalayan balsam *Impatiens glandulifera*; Japanese knotweed *Fallopia japonica*; Cherry Laurel *Prunus laurocerasus*; Shallon *Gaultheria shallon*; Snowberry *Symphoricarpos albus*; Variegated yellow archangel *Lamiasstrum galeobdolon subsp. argentatum*; and Rhododendron *Rhododendron ponticum*.

**Footnote 4** - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (e.g., glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (e.g., tarmac, buildings, rivers). Area is at least 10m wide with less than 20% covered by shrubs or trees.

**Footnote 5** - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, the regeneration indicator is gathers additional information by considering regeneration potential i.e., if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

**Footnote 6** - This indicator is looking at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer.

**Footnote 7** - See EWBG method INDICATOR 12 for more information. All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value. Veteran trees can be classified if they have four out of the five following features: 1. Rot sites associated with wounds which are decaying >400 cm<sup>2</sup> ; 2. Holes and water pockets in the trunk and mature crown >5 cm diameter; 3. Dead branches or stems >15 cm diameter; 4. Any hollowing in the trunk or major limbs; 5. Fruit bodies of fungi known to cause wood decay.

**Footnote 8** - See EWBG method INDICATOR 15 for more information. Examples of disturbance are significant nutrient enrichment; soil compaction from trampling, machinery or animal poaching; litter.

## ONSITE LINEAR HABITATS

Table 17: Native hedgerow

| Criterion                 | A1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | A2 | B1 | B2 | C1 | C2 | D1 | D2 | - | - | - | - | - | Total pass |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|----|----|----|---|---|---|---|---|------------|
| Results<br>(Pass or Fail) | X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | X  | ✓  | X  | ✓  | X  | ✓  | X  |   |   |   |   |   | 3 / 8      |
| Condition: Poor           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |    |    |    |    |    |    |    |   |   |   |   |   |            |
| Criteria Assessment       | <ul style="list-style-type: none"> <li>A1 – The hedgerow was less 1.5 m in height on average</li> <li>A2 – The hedgerow was less than 1.5 m in width on average</li> <li>B1 – The gap between the base of the canopy and the ground was less than 5 m for over 90 % of the hedgerow</li> <li>B2 – The hedgerow contained gaps exceeding 10 % of its total length</li> <li>C1 – The grassland margin adjacent to the hedgerow was greater than 1 m in width was present along 90 % of the length of the hedgerow on at least one side</li> <li>C2 – The coverage of plants indicative of nutrient enrichment was considered to exceed 20 % (i.e., nettles, docks and cleavers)</li> <li>D1 – No invasive or neophyte species were recorded</li> <li>D2 – Over 90 % of the hedgerow and surrounding ground deemed free of damaged caused by human activity.</li> </ul> |    |    |    |    |    |    |    |   |   |   |   |   |            |