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11482: LAND AT CHAPEL LANE, WIDNES, CHESHIRE

BIODIVERISTY NET GAIN ASSESSMENT

1. INTRODUCTION

Background & Proposals

1.1. Ecology Solutions Ltd were commissioned by Taylor Wimpey in April 2023 to undertake a Biodiversity Net Gain (BNG) assessment for the site known as 'Land at Chapel Lane, Widnes, Cheshire, hereafter referred to as 'the application site'. A description of the proposed development proposals are given below:

"Outline planning application (with all matters other than access reserved) (to be determined by Halton Borough Council only) for the development of up to 350 dwellings, public open space, landscaping, and associated infrastructure works. Full details for site access arrangements via a new junction on Chapel Lane (to be determined by Knowsley Borough Council only) and emergency access via Sandy Lane (to be determined by Halton Borough Council)."

1.2. Previously, the application site had been subject to an initial habitat survey in August 2022. It was considered appropriate to update the habitat survey work in June 2023. In doing so, a more accurate representation of the application site's baseline has been established. The updated works have also been necessary to ensure a robust Biodiversity Net Gain (BNG) assessment can be made, the results of which are outlined in full within this report.

1.3. This report intends to present and analyse the detailed results of the habitat survey work undertaken within the development site only, in the context of BNG.

1.4. It does not however intend to provide a replacement for the findings set out within the December 2024 updated Ecological Assessment (EA), authored for the Application Site by Ecology Solutions. For a much more in-depth analysis of the site's baseline (including the results of the

detailed 2023 habitat survey work), impacts and proposals, including relevant legislation, planning policy etc. the reader is minded referring to the full updated EA.

Development Site Characteristics and Baseline Habitat Summary

1.5. The application site is located to the northwest of the Widnes urban area. The application site is bordered to the west by Chapel Lane and arable fields, to the south by residential development, to the north by open arable fields, and beyond that the village of Cronton. To the east of the application site lies woodland and further residential development. The application site currently comprises:

- Grassland: Modified Grassland;
- Grassland: Other Neutral Grassland;
- Heathland and Shrub: Bramble Scrub;
- Ponds (non-priority);
- Native Hedgerows;
- Species-Rich Native Hedgerows with Trees;
- Species-Rich Native Hedgerows with Trees - Associated with a Bank or Ditch;
- Line of Trees;
- Rural Trees;
- Urban: Developed Land; Sealed Surface;
- Urban: Artificial Unvegetated, Unsealed Surface; and
- Urban: Vegetated Garden

1.6. A full and detailed description of each of the above baseline habitats is outlined in the 2024 EA, whilst also summarised in Table 1 below. The location of the baseline habitats is shown graphically at **Plan BNG1**.

2. BIODIVERSITY NET GAIN ASSESSMENT METHODOLOGY

2.1. A BNG assessment is a methodology used to assess whether any plan or project is capable of delivering measurable contributions to local biodiversity as a result of the proposals.

2.2. This is achieved by undertaking a review of the measured biodiversity value of the site prior to construction works (i.e. the baseline), and comparing it to what can be delivered, post-development. The intention being to secure a measurable net gain to biodiversity when compared over the baseline situation.

2.3. This net gain can either be achieved directly through site-based means (i.e. included within the planning boundary) or delivered as an off-site measure through bespoke off-site habitat creation or in certain cases, the purchasing of biodiversity credits through a credit broker.

Methodology

2.4. In order to undertake a BNG assessment of the main development site only, the most recent version of the Defra Biodiversity Metric 'Statutory Defra Biodiversity Metric' (hereafter, referred to as the 'Metric') has been applied to the application site.

2.5. The methodology for undertaking the BNG is based on the guidance provided within the Technical Supplement and User Guide published by Defra, in addition to the application of professional judgement.

2.6. The Metric works by assigning credits to the habitats located within the Development Site (both baseline and post-development). These credits are then used as a proxy to determine the ecological value of the site.

2.7. The respective credit score of each habitat is gauged by calculating key parameters that influence the habitats reported value. These are as follow:

- Habitat type / distinctiveness;
- Habitat area;
- Habitat condition; and,
- Strategic significance.

2.8. For either created or enhanced habitats, the additional main parameters are applied;

- Habitat target type / distinctiveness;
- Habitat target condition;
- Time till target condition; and,
- Difficulty of creation / enhancement.

2.9. The value for hedgerow / treeline habitats and ditch / watercourse habitats is calculated separately, however follow a similar working methodology as those described for area-based habitats above.

2.10. The recorded baseline and development proposals for the site have been assessed against the above identified parameters and most recent Condition Assessment Criteria (CAC) provided by Defra. The most recent baseline is outlined in full within the most recent EA (2024), and the post-development proposals for the site are summarised below as well as being highlighted in more detail within the relevant landscape plans.

2.11. In order to account for the use of UK Habitat Classification system (UKHab) within the Metric, a 'best fit' approach has been taken in order to ensure the most representative Phase-1 habitat type is being utilised for both the baseline and post-development habitats within the Metric. This has been determined using the technical supplements provided within the Metric in addition to guidance published by the UK Habitat

Classification Working Group.

Limitations

2.12. Biodiversity Metrics provide a way of measuring the biodiversity value of a site pre-development, and comparing it to what it will be, post-development. This is based on several parameters and the application of the most recent version of the guidance provided. Metric analysis itself does run the risk of becoming limited by the quantifiable workings involved, and the quality of the professional judgement given.

2.13. This is most obviously highlighted by the fact that Metrics do not currently take into consideration measures directly relating to protected or notable species. It is only interested in the proposals from a purely mathematical perspective which is limited solely to habitats. For instance, the provision of a bespoke mitigation strategy that would, for example, see the inclusion of a variety of amphibian habitats to aid population success, will not necessarily score commensurate with the real value as it will simply assess the habitats in isolation and not that of the bigger picture.

2.14. A further example of this would be that there is no mechanism currently in place that would reward schemes for installing several faunal specific features, such as bat and bird boxes or hibernacula.

2.15. Additionally, Biodiversity Metrics often favour certain habitat types such as those that are typically ‘easier’ to create and in shorter time frames. This can often lead to a situation where project design is stunted due to the fact ambitious projects often run the risk of being penalised due to the perceived difficulty of the habitats being proposed.

2.16. Whilst Biodiversity Metrics can he considered a helpful and guiding tool when assessing the BNG of a site, for a number of reasons including those outlined above, they shouldn’t be the sole approach adopted when considering the validity of the site proposals in the context of local and national biodiversity planning policy.

3. BIODIVERSITY NET GAIN ASSESSMENT RESULTS

3.1. In line with the above methodology, a BNG assessment using the most recent version of the Defra Metric (Statutory Defra Metric) has been undertaken. An outline of the habitat management measures proposed for the application site are set out within the EA (2024) and supporting landscaping documents. However, by way of summary an overview of the respective measures associated with those habitats to be either created or enhanced, are included within the tables below and shown graphically on **Plan BNG1** and **BNG2**.

3.2. Each table is split into both pre-development (baseline) and post-development (created and enhanced) descriptions relevant to each main measured habitat type; area-based habitats and linear-based.

3.3. Owing to the outline nature of the development proposals, it is anticipated that full and prescriptive details for the management of the post-development habitats can be delivered at the relevant reserved matter stage, subject to an appropriately worded planning condition. Notwithstanding this, the measures set out as part of the BNG assessment are considered to be entirely realistic and moreover relevant to the site.

Area Based Habitats

Table 1. Baseline Area Habitat Descriptions.

			Post-development impacts (ha)			
Baseline Habitat	**Baseline Habitat Condition**	**Baseline Area (ha)**	**Enhanced**	**Lost**	**Retained**	**Summary Baseline Condition Notes**
Modified Grassland (**F1**, **F2**, **F3** and **F4**)	*Poor*	**10.382**	0	10.382	0	Fields **F1**, **F2**, **F3** and **F4**, have a sward dominated by faster growing grass species including Perennial Rye-grass *Lolium perenne* and Yorkshire Fog *Holcus lanatus*. The species diversity of the habitat is low and largely dominated by the same few forb species (albeit these are well distributed), averaging around 5 species per m^2. Sward height is consistently short and well suppressed for large periods of the year but does vary during the main growing months, albeit mostly only due to faster growing species. There is little scattered scrub and an absence of Bracken *Pteridium aquilinum*. The main areas that prevent the grassland from achieving a higher quality are the low

						species diversity and the previous treatment of the land – heavy cutting and grazing routine. The dominant species besides the grass are Ribwort Plantain *Plantago lanceolata*, Creeping thistle *Cirsium arvense* Common, Creeping Buttercup *Ranunculus repens*, and White Clover *Trifolium repens*. On this basis, it is considered that the grassland fails a number of the CAC. The grassland is assigned a condition of '*Poor*'.
Other Neutral Grassland (**F5**)	*Poor*	**3.307**	0	3.307	0	Field **F5** is located in the east of the site. The grassland here has remained largely Ungrazed although clear machine cutting has caused damage throughout the grassland, and with that, the species composition is more varied compared to the other fields, however, species per m^2 is on average lower than 6. The sward height is quite varied however there is a large amount of dominating ruderal vegetation and areas of more 'rank' grassland dominated by a few grass species which negatively impact the quality of this habitat. There is also no significant bare ground present. **F5** is only considered to pass 2 of the CAC. On this basis, it is assigned a condition of '*Poor*'.
Bramble Scrub	*Condition Assessment N/A*	**0.230**	0	0.230	0	No formal CAC is required.
Pond (non-priority habitat)	*Moderate*	**0.042**	0.042	0	0	Two ponds **P1** and **P2** are present within **F4**. **P1** is noted to be stocked with carp, has piping attached to a pump running from the pond, and is surrounded by low distinctiveness modified grassland. **P2** is overshadowed by trees with a water depth under 50cm, high turbidity, and over 10% of the water surface is covered with duckweed. As such '*Moderate*' condition pond is considered suitable.
Rural Tree	*Poor*	**0.0122**	0	0.0081	0.0041	Semi-mature trees are present within bramble scrub on the southwest boundary, comprising Lawson Cypress *Chamaecyparis lawsoniana*. The trees are non-native, are not mature and are not considered to contain an abundance of ecological niches. Each tree is individually assessed, and condition '*Poor*' is deemed suitable.
Rural Tree	*Moderate*	**0.1995**	0	0.1466	0.0774	Several trees of varying age classes are present within the site and include Wild Cherry *Prunus avium*, Norway Maple *Acer platanoids*, Horse Chestnut *Aesculus hippocastanum*, Silver Birch *Betula pendula*, Italian Cypress *Cupressus sempervirens*, Sycamore *Acer pseudoplatanus* and Lawson Cypress. These trees were individually assessed and were assigned '*Moderate*' condition.
Rural Tree	*Good*	**0.1140**	0	0.0774	0.0366	Several trees of varying age classes are present within the site and include Horse Chestnut, Pedunculate Oak *Quercus robur,* Weeping Willow *Salix babylonica,* Ash *Fraxinus excelsior,* and White Willow *Salix alba*. These trees were individually assessed and were assigned '*Good*' condition.

Developed Land; Sealed Surface (Hardstanding)	*N/A*	**0.511**	0	0.511	0	No formal CAC is required.
Developed Land; Sealed Surface (Building)	*N/A*	**0.121**	0	0.121	0	No formal CAC is required.
Vegetated Garden	*N/A*	**0.032**	0	0.032	0	No formal CAC is required.
Artificial Unvegetated, Unsealed Surface	*N/A*	**0.235**	0	0.235	0	No formal CAC is required.
Site Area (excl. area of individual trees)		**14.86**				

Table 2. Post-development (created) area habitat descriptions.

Habitat Type	**Area (Ha)**	**Target Condition**	**Target Condition Notes**
Developed Land; Sealed Surface (Hardstanding)	**4.473**	*Condition Assessment N/A*	Hardstanding. No CAC required.
Developed Land; Sealed Surface (Residential)	**3.840**	*Condition Assessment N/A*	70:30 split of residential built form and vegetated gardens. No CAC required.
Vegetated garden	**1.646**	*Condition Assessment N/A*	70:30 split of residential built form and vegetated gardens. Areas of residential garden. No CAC required.

Other Neutral Grassland	**1.988**	*Good*	Species-rich grassland areas will be created utilising a suitable species-rich seed mix. Longer term maintenance will include for ecologically minded mechanical cutting regime. This would include a limitation on cuts (2 / 3 times a year, avoiding the main growing seasons but including a heavy summer 'hay cut' after flowers have set seed). Based on the seeding and anticipated management, '*Good'* condition Other Neutral Grassland is considered achievable.
Other Neutral Grassland	**2.407**	*Moderate*	Species-rich grassland areas will be created (following initial loss) utilising a suitable species-rich seed mix. Dryer mixes can be used in 'dryer' areas, with a suitable wetland mix alternative being chosen for those areas of periodically wet grassland located adjacent / within swale / drainage areas. Longer term maintenance will include for ecologically minded mechanical cutting regime. This would include for a limitation on cuts (2 / 3 times a year, avoiding the main growing seasons but including a heavy summer 'hay cut' after flowers have set seed). Based on the seeding and anticipated management, '*Moderate*' condition Other Neutral Grassland is considered achievable.
Modified Grassland	**0.334**	*Moderate*	Modified grassland areas will be created (following initial loss) utilising a suitable native seed mix. Based on the seeding and anticipated management, '*Moderate*' condition Modified Grassland is considered appropriate.
Mixed Scrub	**0.140**	*Moderate*	The creation of more traditional scrub habitat within the site will include for the encouragement of edge-habitat, forming a range of micro-habitats. Scrub will be used to add diversity to otherwise empty areas to help encourage various species to inhabit the site. Long-term management will include coppicing, encouragement of natural sapling generation, scrub edge management, small-scale thinning / retention of deadwood as well as control of non-native or overly dominant species. On the basis of the above, '*Moderate*' condition is considered achievable.
Urban Tree	**1.6734**	*Moderate*	Urban tree planting. Trees are to be managed for landscape and ecological purposes. These are trees entirely separate from scrub blocks, vegetated gardens and linear features.
Site Area (excl. area of individual trees and enhanced habitats)	**14.83**		

Table 3. Post-development (enhanced) area habitat descriptions.

Baseline Habitat Type	Enhanced to	Area (Ha)	Condition Change	Target Condition Notes
Ponds (non-priority habitat)	Ponds (non-priority habitat)	0.042	*Moderate - Good*	Bramble scrub, and planting of species-rich mixed scrub -which will be a mixture of native and more traditional species. Species-rich grassland created, native hedgerow, and native tree planting will also enhance the ponds.

Linear Based Habitats

Table 4. Baseline linear habitat descriptions.

			Post-Development Impacts (km)			
Baseline Habitat Type	**Baseline Habitat Condition**	**Baseline Length (km)**	**Enhanced**	**Lost**	**Retained**	**Summary Baseline Condition Notes**
Native Hedgerow	*Moderate*	**0.370**	0	0.117	0.253	**H1, H3** and **H5.** The shape and structure of the hedgerows are in line with the typical hedgerow; however, some large gaps and ruderal ground flora reduce the overall quality of the hedgerows. Much of these hedgerows will be retained.
Species-Rich Native Hedgerow with Trees	*Moderate*	**1.300**	0	0.005	1.295	**H2** and **H6**. The shape and structure of the hedgerows with trees are in line with a typical species-rich native hedgerow with trees, however, some large gaps, and ruderal ground flora reduces the overall quality of the hedgerows with trees.
Species-Rich Native Hedgerow with Trees – Associated with Bank or Ditch	*Moderate*	**0.366**	0.350	0.016	0	**H4** Hedgerow and trees with an associated (dry) ditch. Relatively good species diversity however has limited shape and structure (thin with gaps and defunct areas). Composed of a variety of trees at different stages of growth.
Line of Trees	*Moderate*	**0.048**	0	0	0.048	**TL1**. Treeline with no associated ditch or bank. The treeline will be retained.
Total Length		**2.084**				

Table 5. Post-development (enhanced) linear habitat descriptions.

Baseline Habitat Type	Enhanced to	Length (km)	Condition Change	Target Condition Notes
Native Hedgerow	Species Rich Native Hedgerow	0.253	*Moderate - Good*	Native hedgerows are to be bolster planted with native shrub and tree planting to increase the diversity and size of this boundary feature. Creation of adjacent other neutral grassland with appropriate management will create undisturbed ground flora at the base of the hedgerow, which will enhance its condition.
Species-rich native hedgerow with trees – associated with bank or ditch	Species-rich native hedgerow with trees – associated with bank or ditch	1.290	*Moderate - Good*	Species-rich hedgerow with trees associated with dry ditch along dissecting through the centre of the site to be bolster planted by mixed scrub alongside tree planting to increase the diversity and size of this feature.
Total Length to be Enhanced		**1.543**		

Results Summary

3.4. The Biodiversity Metric returns the following headlines results for the application site, when considered in isolation:

Table 6. Headline BNG results for main development site.

		Defra BNG Metric Categories	
		Area	**Linear**
Development Site Baseline Results	Units	38.32	23.13
Development Site Post-Development Results	Units	44.72	26.47
	Unit Change	+6.39	+3.34
	% Change	**+16.68%**	**+14.43%**

3.5. The headline results of the Biodiversity Metric are included at **Appendix 1** of this document and shown graphically on **Plans BNG1** and **BNG2**. A full digital version of the relevant Metric has also been submitted as part of this BNG assessment.

4. SUMMARY AND CONCLUSIONS

4.1. Ecology Solutions Ltd were commissioned by Taylor Whimpey Limited in 2023 to undertake a Biodiversity Net Gain (BNG) assessment for the site known as ‘‘Land at Chapel Lane, Widnes, Cheshire’.

4.2. This was supported by detailed survey work undertaken in 2023.

4.3. This accumulated in an updated BNG assessment being undertaken for the application site using the most recent version of the Defra Metric (Statutory Defra Biodiversity Metric). This updated assessment was based upon detailed knowledge of the baseline habitats within the site, in addition to identifying the post-development habitat measure to be delivered.

<u>Conclusions</u>

4.4. When considering the most recent survey data and development proposals, the results of the updated BNG analysis work have confirmed that the application site is currently able to deliver net-gains to biodiversity on site. As such, it can confidentially be concluded that the proposals will remain in line with both current planning policy, as well as emerging national legislation in the context of BNG.

Ecology Solutions
December 2024

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PLANS

PLAN BNG1

Baseline Habitats

KEY:

- OTHER NEUTRAL GRASSLAND
- MODIFIED GRASSLAND
- BRAMBLE SCRUB
- ARTIFICIAL UNVEGETATED, UNSEALED SURFACE
- BUILDINGS
- ARTIFICIAL UNVEGETATED, UNSEALED SURFACE
- OTHER STANDING WATER; PONDS (NON-PRIORITY)
- VEGETATED GARDEN
- NATIVE HEDGEROW
- SPECIES-RICH NATIVE HEDGEROW WITH TREES
- SPECIES-RICH NATIVE HEDGEROW WITH TREES - ASSOCIATED WITH A BANK OR DITCH
- LINE OF TREES
- SMALL TREE
- MEDIUM TREE
- LARGE TREE
- EXTRA LARGE TREE

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11482: LAND AT CHAPEL LANE, WIDNES

PLAN BNG1: BASELINE HABITATS

Rev: C

Dec 2024

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PLAN BNG2

Proposed Habitats

KEY:

- SITE BOUNDARY
- OTHER NEUTRAL GRASSLAND
- MODIFIED GRASSLAND
- DEVELOPED LAND; SEALED SURFACE (HARDSTANDING)
- DEVELOPED LAND; SEALED SURFACE (RESIDENTIAL : VEGETATED GARDENS 70:30 SPLIT)
- ENHANCED POND (NON-PRIORITY)
- SPECIES-RICH NATIVE HEDGEROW WITH TREES
- SPECIES-RICH NATIVE HEDGEROW WITH TREES - ASSOCIATED WITH A BANK OR DITCH
- LINE OF TREES
- PROPOSED TREES

RETAINED TREES

- SMALL TREE
- MEDIUM TREE
- LARGE TREE
- REMOVED

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11482: LAND AT CHAPEL LANE, WIDNES

PLAN BNG2: POST DEVELOPMENT HABITATS

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APPENDICES

APPENDIX 1

BNG Results (Statutory Biodiversity Metric)

CHAPEL LANE, WIDNES

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	*Habitat units*	38.32	
	Hedgerow units	23.13	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	44.72	
	Hedgerow units	26.47	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	6.39	16.68%
	Hedgerow units	3.34	14.43%
	Watercourse units	0.00	0.00%
Off-site baseline	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	6.39	
	Hedgerow units	3.34	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	6.39
	Hedgerow units	3.34
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	16.68%
	Hedgerow units	14.43%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	38.32	42.16	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	23.13	25.44	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Project Name: CHAPEL LANE, WIDNES Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	6.39
Total Net % Change	16.68%
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness		Condition		Strategic significance				Ecological baseline							Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land: sealed surface	No	0.511	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	0.51	0.00		HARDSTANDING		
2	Urban	Artificial unvegetated, unsealed surface	No	0.235	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	0.24	0.00				
3	Grassland	Other neutral grassland	No	3.307	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	13.23			0.00	0.00	3.31	13.23				
4	Grassland	Modified grassland	No	10.382	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required >	20.76			0.00	0.00	10.38	20.76				
5	Heathland and shrub	Bramble scrub	No	0.23	Medium	4	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.92			0.00	0.00	0.23	0.92				
6	Lakes	Ponds (non-priority habitat)	No	0.042	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.34		0.042	0.00	0.34	0.00	0.00				
7	Individual trees	Rural tree	No	0.0122	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.05	0.0041		0.02	0.00	0.01	0.03				
8	Individual trees	Rural tree	No	0.1995	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	1.60	0.0774		0.62	0.00	0.12	0.98				
9	Individual trees	Rural tree	No	0.114	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	1.37	0.0366		0.44	0.00	0.08	0.93				
10	Urban	Vegetated garden	No	0.032	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required >	0.06			0.00	0.00	0.03	0.06				
11	Urban	Developed land: sealed surface	No	0.121	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	0.12	0.00		BUILDINGS		
12																							
13																							
14																							
			Total habitat area	18.19									38.32	0.13	0.04	1.07	0.34	18.03	36.91				
			Site Area (Excluding area of individual trees, green walls, intertidal hard	14.86																			

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	14.82

M² to hectares conversion tool:	Select a	Hectares	M²

Project Name: CHAPEL LANE, WIDNES Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

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Area habitat summary	
Total Net Unit Change	6.39
Total Net % Change	16.68%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

										Post intervention habitats													
				Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty multipliers					Comments		
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	User comments	Planning authority comments	Habitat reference number
1	Urban	Developed land: sealed surface	4.473	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	HARDSTANDING		
2	Urban	Developed land: sealed surface	3.84	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
3	Urban	Vegetated garden	1.646	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	3.18			
4	Grassland	Other neutral grassland	1.988	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0	0	Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	16.71			
5	Grassland	Other neutral grassland	2.407	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	16.11			
6	Grassland	Modified grassland	0.334	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	4	0	0	Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1	1.16			
7	Individual trees	Urban tree	1.6734	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	5.12			
8	Heathland and shrub	Mixed scrub	0.14	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.94			
9																								
10																								
11																								
12																								
		Total habitat area	16.50																	Total Units	43.21			

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	14.83

M² to hectares conversion tool:	Select a unit	Hectares	M²

ject Name: CHAPEL LANE, WIDNES Map Reference

A-3 On-Site Habitat Enhancement

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Area habitat summary	
Total Net Unit Change	0.39
Total Net % Change	10.08%
Trading Rules Satisfied	Yes ✓

Baseline habitats											Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition		Post intervention habitats					Strategic significance			Temporal risk multiplier						Difficulty risk multipliers				Habitat units delivered	Comments		
Baseline ref	Baseline habitat	Total habitat area (hectares)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
6	Lakes - Ponds (non-priority habitat)	0.042	Medium	4	Moderate	2	Low Strategic Significance	1	0.34	Enhance habitat or a higher distinctiveness habitat must be created	Lakes	Ponds (non-priority habitat)	Medium - Medium	Moderate - Good	0.042	Medium	4	Good	3	No contribution to local or wider ecological or cultural priorities	Low Strategic Significance	1	4			Standard return target condition applied	4	0.867	Medium	Standard difficulty applied	Medium	0.67	0.43			
														Total habitat area	0.04																		0.43			

Project Name: CHAPEL LANE, WIDNES Map Reference:

B-1 On-Site Hedge Baseline

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Hedgerow summary	
Total Net Unit Change	3.34
Total Net % Change	14.43%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance				Ecological baseline							Comments		
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
1		Native hedgerow	0.37	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.48		0.253	0.00	1.01	0.12	0.47			
2		Species-rich native hedgerow with trees	1.3	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	15.60	1.295		15.54	0.00	0.01	0.06			
3		Species-rich native hedgerow with trees - associated with bank or ditch	0.366	V.High	8	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like	5.86		0.35	0.00	5.60	0.02	0.26			
4		Line of trees	0.048	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.19	0.048		0.19	0.00	0.00	0.00			
5																					
6																					
7																					
8																					
9																					
			2.08									23.13	1.34	0.60	15.73	6.61	0.14	0.78			

oject Name: CHAPEL LANE, WIDNES Map Reference

B-3 On-Site Hedge Enhancement

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Hedgerow summary	
Total Net Unit Change	3.34
Total Net % Change	[4.63%]
Trading Rules Satisfied	Yes ✓

Baseline Habitats											Post intervention habitats																						
												Change in distinctiveness and condition			Distinctiveness		Condition		Strategic significance			Temporal multiplier					Difficulty risk multipliers					Comments		
Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules	Proposed habitat	Distinctiveness movement	Condition movement	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Hedge units delivered	User comments	Planning authority comments	Habitat reference number
1	Native hedgerow	0.37	Low	2	Moderate	2	Low Strategic Significance	1	1.48	Same distinctiveness band or better	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Good	0.253	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	2.71			
3	Species-rich native hedgerow with trees - associated with bank or ditch	0.366	V.High	8	Moderate	2	Low Strategic Significance	1	5.856	Like for like	Species-rich native hedgerow with trees - associated with bank or ditch	V.High - V.High	Moderate - Good	0.38	V.High	8	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	4	0	0	Standard time to target condition applied	4	0.867	Low	Standard difficulty applied	Low	1	8.03			
														0.80																		10.73			

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