Tritax Symmetry (Hinckley) Limited

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

The Hinckley National Rail Freight Interchange Development Consent Order

Project reference TR050007

Environmental Statement
Volume 1: Main Statement

Appendix 12.2: Biodiversity Impact Assessment Calculations

Document reference: 6.2.12.2

Revision: 05

January 2023

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 Regulation 5(2)(a)

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 Regulation 14

This document forms a part of the Environmental Statement for the Hinckley National Rail Freight Interchange project.

Tritax Symmetry (Hinckley) Limited (TSH) has applied to the Secretary of State for Transport for a Development Consent Order (DCO) for the Hinckley National Rail Freight Interchange (HNRFI).

To help inform the determination of the DCO application, TSH has undertaken an environmental impact assessment (EIA) of its proposals. EIA is a process that aims to improve the environmental design of a development proposal, and to provide the decision maker with sufficient information about the environmental effects of the project to make a decision.

The findings of an EIA are described in a written report known as an Environmental Statement (ES). An ES provides environmental information about the scheme, including a description of the development, its predicted environmental effects and the measures proposed to ameliorate any adverse effects.

Further details about the proposed Hinckley National Rail Freight Interchange are available on the project website:

[redacted]

The DCO application and documents relating to the examination of the proposed development can be viewed on the Planning Inspectorate's National Infrastructure Planning website:

https://infrastructure.planninginspectorate.gov.uk/projects/east-midlands/hinckley-national-rail-freight-interchange/

Appendix 12.2 ◆ Biodiversity Impact Assessment Calculations

INTRODUCTION

1.1. This report presents the Biodiversity Impact Assessment (BIA) Calculations (Annex 1) of the Proposed Development at Hinckley National Rail Freight Interchange (HNRFI).

1.2. The BIA has been undertaken using the Department for Environment, Food and Rural Affairs (DEFRA) Biodiversity metric 3.1 (Version date: 21 April 2022)[1], by an ecologist with experience of using such calculators.

1.3. The BIA has been produced to objectively assess the net effects of the Proposed Development on biodiversity in line with local and national planning policy.

1.4. The assessment was undertaken based on the existing habitat information derived from the Extended Phase 1 survey carried out by EDP in July 2021 as shown on Figure 12.3: Extended Phase 1 Survey (document reference 6.3.12.3), a Modular River Physical (MoRPh) field assessment undertaken in January 2023 and proposed habitats detailed on Figure 11.20: Illustrative Landscape Strategy (document reference 6.3.11.20). Plans for post-development habitats are shown in Annex 2 to this report.

1.5. Geographic Information System (GIS) software has been used to accurately calculate areas of habitat to be retained, enhanced and recreated. The Biodiversity Metric 3.1 condition assessment calculator reference sheets have been used to inform the conditions used for existing habitats alongside professional judgement.

ASSUMPTIONS AND LIMITATIONS

1.6. It is worth noting that these calculations are based on the Illustrative Landscape Strategy (ES Figure 11.20, document reference 6.3.11.20) (i.e. the 'calculation area') to demonstrate the outline development proposals impact upon biodiversity. This may be subject to variation at the detailed design stage.

1.7. Various assumptions have been made for the purposes of the calculations as detailed below. Where appropriate, these have been added to the impact calculation table in the notes column.

1.8. Recommendations for ecological enhancements to habitat management and additional planting have been made as part of the River Condition Assessment. It may be possible to enhance the condition further by incorporating physical alterations to the channel bed and banks. Any structural changes must be advised by a hydrologist and additional flood

[1] [redacted]

risk assessments must be considered should the function of the watercourse be altered in any way.

Strategic Significance

1.9. Lowland mixed deciduous woodland along the south-eastern boundary and two small strips along the western boundary, which are associated with Burbage Wood and Aston Firs Site of Special Scientific Interest (SSSI), have been entered as 'Within area of formally identified in local strategy' as mentioned in the Leicester, Leicestershire and Rutland Biodiversity Action Plan 2016–2026.

Existing Habitats

1.10. Improved grassland has been entered as 'modified grassland' of 'fairly poor' condition owing to the lack of species diversity, uniformed sward height and intensive grazing from cattle and/or sheep. The majority of this habitat will be lost, however, a small area within will be enhanced with wildflower grassland mix and/or shade tolerant meadow grassland mix. This has been entered into the calculator as 'other neutral grassland' of 'moderate' condition.

1.11. Poor semi-improved grassland has been entered as 'modified grassland' of 'moderate' condition owing to limited species diversity. Small areas to the north and south of will be enhanced with wildflower grassland mix and have been entered into the calculator as 'other neutral grassland' of 'moderate' condition.

1.12. The marsh/marshy grassland in the northeast of the calculation area has been entered as 'other neutral grassland' of 'moderate condition' as it does not qualify under the UK habitats classification as one of the marshy grassland communities but would be undervalued to include as modified grassland. It has been inputted as 'moderate' condition owing to its species composition and absence of management.

1.13. Broadleaved semi-natural woodland has been entered as 'lowland mixed deciduous woodland' of 'moderate' condition, owing to the limited ground floor and lack of management. This habitat is to be retained in its entirety.

1.14. There are several ponds within the calculation area, which have collectively been entered as 'poor' condition as they are mostly shaded and overgrown with poor water quality.

1.15. Defunct species-poor hedgerows and intact species-poor hedgerows are entered as 'native hedgerow' of 'poor' and 'moderate' condition respectively. Defunct and intact species-poor hedgerows with trees are entered as 'native hedgerow with trees' of 'poor' and 'moderate' condition respectively. Defunct and Intact species-rich hedgerows are entered as 'native species-rich hedgerow' of 'poor' and 'moderate' condition respectively and intact species-rich hedgerows with trees is entered as 'native species-rich hedgerow with trees' of 'moderate' condition. Hedgerows throughout the calculation area are of varying quality, with the majority intensively managed.

1.16. A large proportion of linear hedgerow habitat is to be lost due to the Proposed

Development; however, areas of intact hedgerows are to be retained, and the retained defunct hedgerows will be enhanced to 'native species-rich hedgerows with trees' of 'moderate' condition through management and gap planting to increase structural and species diversity, including the establishment of trees; and gap planting with native tree and hedgerow species.

1.17. The existing stream corridor has been entered as 'Other Rivers and Streams' of 'Moderate' and 'Fairly Good' condition. A large proportion of the stream will be re-routed to facilitate the Proposed Development and areas of the stream will be culverted at certain points to pass beneath new road. There are also several wet and dry ditches, which have been input as 'Ditches' of 'Poor' condition throughout the Site, of which approximately half will be lost. Those ditches that are being retained will be enhanced.

1.18. An area of approximately 11ha to the north of the calculation area has been identified for possible offsite mitigation of the biodiversity loss. This area is under negotiation and has not been formally adopted and therefore is presented within the BIA calculator to demonstrate the possible provision within the local area in close proximity to the Site. This area consists mainly of arable land (entered as 'Cereal Crops'), dense continuous scrub (entered as 'Mixed Scrub' of 'Moderate' condition) and tall ruderal (entered as 'Ruderal/Ephemeral' of 'Good' condition).

1.19. The offsite mitigation area is bordered by a stream. Given the stream itself does not fall within the offsite mitigation area, it will not be directly enhanced as part of the proposals. However, the associated riparian and river corridor habitats which do fall within the offsite mitigation area will be subject to improvement, thereby contributing to enhancement of stream habitat.

Habitat Created

1.20. Although the majority of the arable land, entered as 'cereal crops', will be lost, with the exception of the retained habitats to the east of the northern road, large areas of wildflower meadow ('other neutral grassland' of 'fairly good' condition), shade tolerant meadow ('other neutral grassland' of 'fairly good' condition), scrub planting ('mixed scrub' of 'fairly moderate' condition) wet woodland planting ('wet woodland' of 'moderate' condition and woodland planting ('other woodland; broadleaved' of 'moderate' condition), will be created within the proposed on-site open space and ecology mitigation areas.

1.21. The wet attenuation features will be designed for wildlife and to hold permanent water, in addition to serving drainage needs. These have been assumed to contain 50% of permanent water ('ponds (non-priority)') and 50% wetland wildflower grassland planting ('other neutral' with ''fairly good' condition targeted), with areas of marginal/aquatic planting being entered as 'reedbeds' of 'moderate' condition.

1.22. The calculation assumes the addition of a total of 500 urban trees of 250 small and 250 medium sizes are planted across the Proposed Development. The condition of the tree stock is likely to vary according to location, therefore 'moderate' condition has been entered as a precautionary approach.

1.23. 5.22km of 'native species-rich hedgerow' of 'good' condition will be planted in areas adjacent to buildings and 6.59km of 'native species-rich hedgerows with trees' of 'good' condition will be planted throughout the calculation area.

1.24. The re-routing of the stream will account for 3.23km (including 0.98km of culvert under new roads) being reinstated along the south of the Proposed Development, allowing for a naturalistic profile and the establishment of vegetation which is currently absent.

1.25. The condition of the proposed rerouted stream has been entered as 'Moderate' condition, given that it ties in with the existing upstream watercourse, and therefore a number of physical attributes relating to the channel bed/margin could be assumed to naturalise and achieve a similar condition as the existing section to be lost. Culverts have been entered as 'Poor' condition.

1.26. Assumptions have been made precautionarily at this stage and will be reviewed later when additional hydrological information is available in a more detailed application. It may be possible to enhance the condition further by incorporating physical alterations to the channel bed and banks, however this must be advised by a hydrologist.

1.27. A mosaic of different habitats will be created within the proposed offsite mitigation area. This area would have reduced public access to the area, along with suitable management, to allow habitats created in this area to achieve 'Good' condition. These habitats will include a large area of wildflower meadow ('other neutral grassland'), wet grassland ('other neutral grassland'), woodland ('other woodland; broadleaved'), wet woodland ('wet woodland'), scrub ('mixed scrub') and wildlife ponds ('ponds (non-priority habitat)'). Those areas being created/enhanced, that are within 10m of the stream running along the boundary of the offsite mitigation area, have contributed to the river assessment calculations.

1.28. If the possible area of offsite mitigation land identified was secured, the designated footpaths would be planted with double hedgerows, and thorn scrub, which will serve as a deterrent for public access into the offsite fields and will encourage 'Good' condition habitats to be achieved in these areas. Current boundary hedgerows within the offsite land have not been included in the calculations as they will not be impacted by the enhancement works undertaken in the area.

1.29. The BIA calculations do not account for other protected species enhancement measures, for example, the provision of bird and bat boxes and reptile hibernacula, see Figure 12.24 (document reference 6.3.12.24).

RESULTS

1.30. Based on the BIA calculations, as provided in Annex 1 of this report, the illustrative proposals for onsite habitat achieves a net loss of habitat and river biodiversity units, and a net gain in hedgerow biodiversity units:

- Habitat Biodiversity Impact Score = - 25.09 biodiversity units (4.82% net biodiversity

loss);

- Hedgerow Biodiversity Impact Score = + 9.20 linear units (7.12% net linear gain); and
- River Biodiversity Impact Score = - 3.49 river units (11.85% net river loss).

1.31. With the potential area of offsite compensation, the Proposed Development's biodiversity impact habitat area score has been calculated to achieve an overall net gain of habitat biodiversity units:

- Habitat Biodiversity Impact Score = + 28.62 biodiversity units (5.50% net biodiversity gain);
- Hedgerow Biodiversity Impact Score = + 15.11 linear units (11.70% net linear gain); and
- River Biodiversity Impact Score = - 2.58 river units (8.75% net river loss).

1.32. Although this does not meet current planning policy requirements and the Environment Act (November 2021) requirements for developments to deliver a 10% net gain in biodiversity, the additional 25.79 habitat units and 6.71 river units will be achieved through an offsetting scheme, such as the Environment Bank, in order to achieve 10% net gain. Discussions with the Environment Bank have been undertaken and will be progressed.

1.33. If the offsite land cannot be secured or an alternative area of suitable offsite mitigation cannot be found then it is envisaged that the Proposed Development would commit to the 10% biodiversity net gain, with any short fall picked up through an offsetting scheme, such as the Environment Bank.

1.34. While the Environment Act has now been passed, biodiversity net gain has not yet come into force and there will be a period of transition until it does.

1.35. The final biodiversity position will be subject to the detailed design stage and opportunities can potentially be identified to increase the level of biodiversity gain.

Annex 1 ◆ Biodiversity Impact Assessment Calculations

Headline Results

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On-site baseline	*Habitat units*	520.64
	Hedgerow units	129.16
	River units	29.40
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	495.55
	Hedgerow units	138.36
	River units	25.91
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	-4.82%
	Hedgerow units	7.12%
	River units	-11.85%
Off-site baseline	*Habitat units*	23.47
	Hedgerow units	0.00
	River units	11.76
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	77.18
	Hedgerow units	5.91
	River units	12.66
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	28.62
	Hedgerow units	15.11
	River units	-2.58
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	5.50%
	Hedgerow units	11.70%
	River units	-8.78%
Trading rules Satisfied?		No - Check Trading Summary ▲

Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units (including all on-site & off-site habitat retention/creation)	*Habitat units*	28.62
	Hedgerow units	15.11
	River units	-2.58
Total project biodiversity % change (including all On-site & Off-site Habitat Creation + Retained Habitats)	*Habitat units*	5.50%
	Hedgerow units	11.70%
	River units	-8.78%

Combined habitat retention and enhancement

	Habitats	Hedgerows	Rivers
Total on-site and off-site baseline area / length	228.24	17.45	4.68
Total on-site and off-site baseline units	544.10	129.16	41.16
Total on-site and off-site baseline area / length retained	6.88	3.34	0.67
Total on-site and off-site baseline units retained	15.53	30.10	10.07
Area / length proposed for enhancement	1.38	0.67	2.08
Baseline units proposed for enhancement	5.50	2.68	16.16
Total on-site and off-site baseline area / length lost	219.99	13.44	1.93
Total on-site and off-site baseline units lost	523.07	96.39	14.93

Area Habitats

Area habitats

On site change by broad habitat type

Habitat group	Baseline: Existing area	Baseline: Existing value	Post development on site: Proposed area	Post development on site: Proposed value	Onsite Change: Area change	Onsite Change: Onsite Unit change
Cropland	130.08	260.16	2.78	5.57	-127.30	-254.59
Grassland	75.28	241.57	49.97	305.57	-25.30	64.00
Heathland and shrub	1.07	8.54	7.37	49.31	6.30	40.77
Lakes	0.25	1.02	2.60	18.72	2.35	17.70
Sparsely vegetated land	0.28	1.14	0.00	0.00	-0.28	-1.14
Urban	9.68	0.24	147.85	31.10	138.18	30.86
Wetland	0.00	0.00	1.01	6.31	1.01	6.31
Woodland and forest	0.58	7.98	15.81	78.97	15.23	71.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

Off site change by broad habitat type

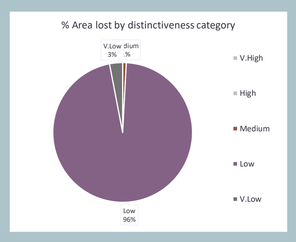
Habitat group	Baseline: Existing area	Baseline: Off-site Existing value	Post development Off-site: Off-site proposed area	Post development Off-site: Off site Proposed value	Off-site Change: Off-site area change	Off-site Change: Off-site unit change
Cropland	10.49	20.97	0.00	0.00	-10.49	-20.97
Grassland	0.00	0.00	5.12	43.05	5.12	43.05
Heathland and shrub	0.08	0.66	1.70	14.31	1.62	13.65
Lakes	0.00	0.00	0.02	0.21	0.02	0.21
Sparsely vegetated land	0.46	1.84	0.00	0.00	-0.46	-1.84
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	4.18	19.61	4.18	19.61
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

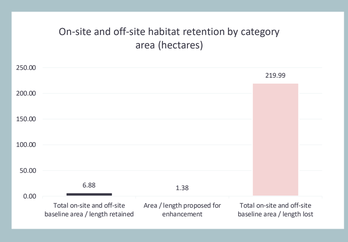
Combined on site and off site change by broad habitat type

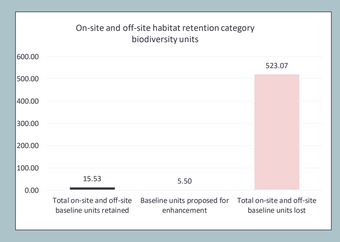
Habitat group	Baseline: Existing area	Baseline: Existing value	On-site and Off-site post development: Combined proposed area	On-site and Off-site post development: Combined proposed value	Combined change: Proposed area	Combined change: Proposed value
Cropland	140.56	281.13	2.78	5.57	-137.78	-275.56
Grassland	75.28	241.57	55.10	348.61	-20.18	107.05
Heathland and shrub	1.15	9.20	9.07	63.62	7.92	54.42
Lakes	0.25	1.02	2.63	18.93	2.37	17.92
Sparsely vegetated land	0.74	2.98	0.00	0.00	-0.74	-2.98
Urban	9.68	0.24	147.85	31.10	138.18	30.86
Wetland	0.00	0.00	1.01	6.31	1.01	6.31
Woodland and forest	0.58	7.98	19.99	98.59	19.41	90.61
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

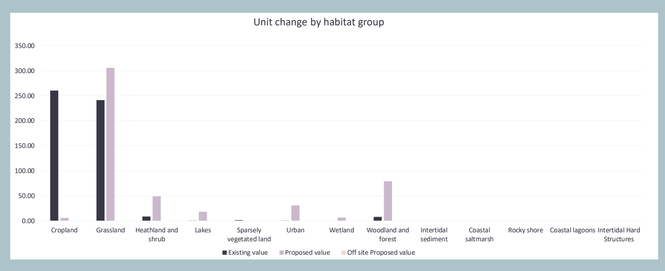
Combined area lost by distinctiveness band

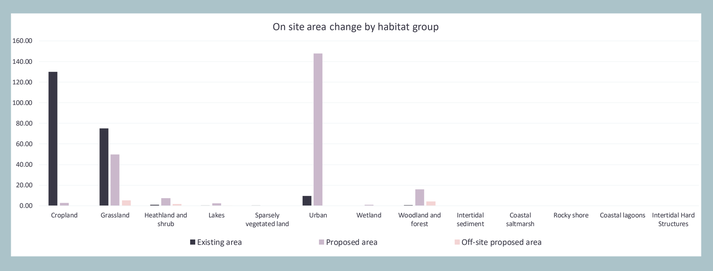
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0.0436	0
Medium	1.8041	1
Low	211.4998	96
V.Low	6.6393	3

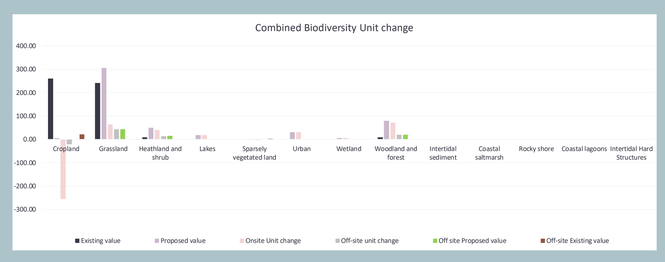


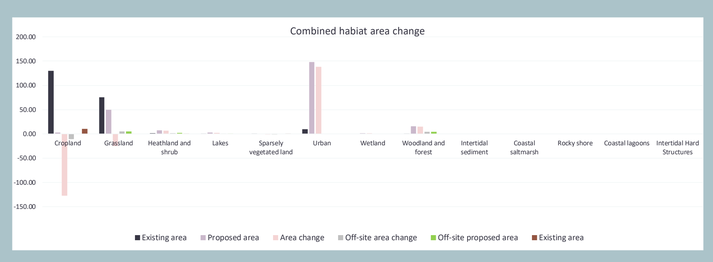












Hedgerows and Lines of Trees

Hedgerows and lines of trees

On site change by hedgerow type

Hedgerow type	Baseline: Existing length on-site	Baseline: Existing value	Post development on site: Proposed length on-site	Post development on site: Proposed value on-site	Onsite Change: On-site length change	Onsite Change: On-site Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	3.54	42.53	8.32	80.18	4.78	37.65
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	8.12	59.96	6.68	52.54	-1.43	-7.42
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	1.07	8.57	0.59	4.75	-0.48	-3.82
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	4.72	18.10	0.22	0.88	-4.50	-17.22
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

Off site change by hedgerow type

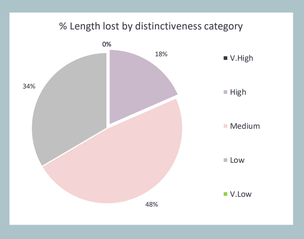
Hedgerow type	Off site baseline: Existing length off-site	Off site baseline: Existing value off-site	Post development off site: Proposed length off-site	Post development off site: Proposed value off-site	Off site Change: Off-site length change	Off site Change: Off site Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.00	0.00	0.00	5.91	0.00	5.91
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

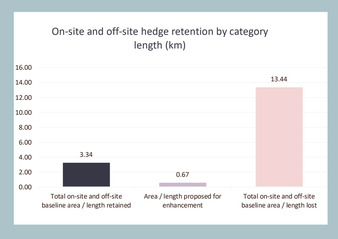
Combined on and off site change by hedgerow type

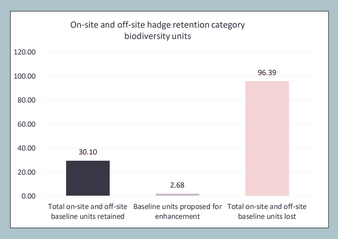
Hedgerow type	Baseline: Existing length	Baseline: Existing value	Post development on site: Proposed length	Post development on site: Proposed value	Onsite Change: length change	Onsite Change: Onsite Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	3.54	42.53	8.32	86.09	4.78	43.56
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	8.12	59.96	6.68	52.54	-1.43	-7.42
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	1.07	8.57	0.59	4.75	-0.48	-3.82
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	4.72	18.10	0.22	0.88	-4.50	-17.22
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

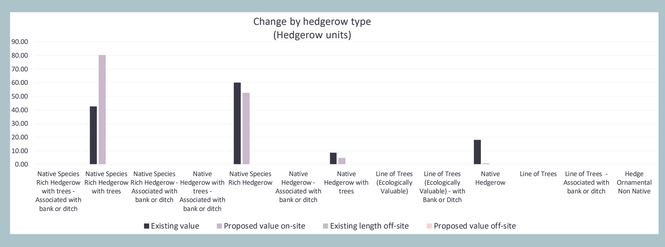
Combined length lost by distinctiveness band

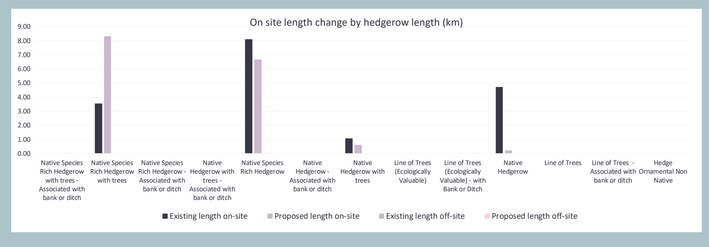
Category	Length lost (KM)	Length lost (%)
V.High	0	
High	2.479	18
Medium	6.463	48
Low	4.497	33
V.Low	0	

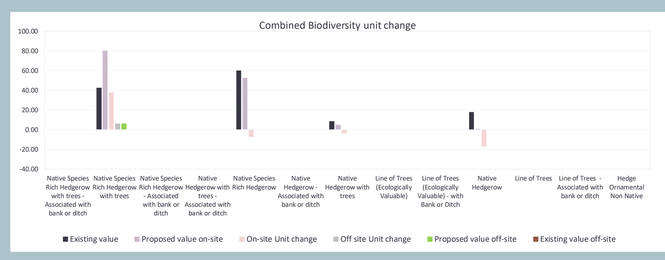


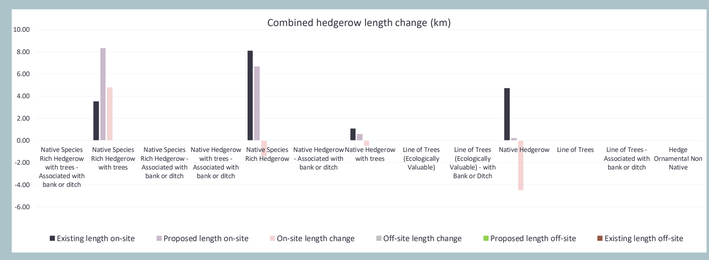












Rivers and Streams

Rivers and Streams

On site change by river type

River type	Baseline: Existing length	Baseline: Existing value	Post development on site: Proposed length	Post development on site: Proposed value	Onsite Change: length change	Onsite Change: Onsite Unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	1.4	20.2	2.9	15.7	1.5	-4.5
Ditches	2.3	9.2	1.1	8.8	-1.2	-0.4
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	1.0	1.4	1.0	1.4

Off site change by river type

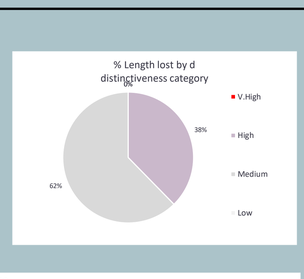
River type	Baseline: Existing length off-site	Baseline: Existing value off-site	Post development off-site: Proposed length off-site	Post development off-site: Proposed value off-site	Off-site Change: Off-site length change	Off-site Change: Off-site unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	1.0	11.8	1.0	0.0	0.0	-11.8
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

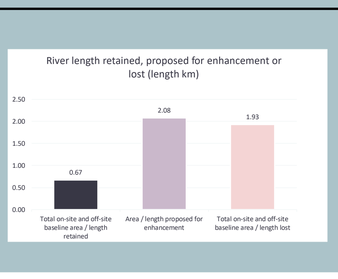
Combined on and off site change by river type

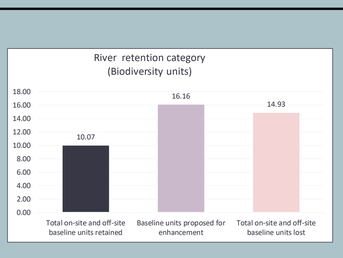
River type	Baseline: Existing length	Baseline: Existing value	Post development on site: Proposed length	Post development on site: Proposed value	Onsite Change: length change	Onsite Change: Onsite Unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	2.4	31.9	3.9	15.7	1.5	-16.3
Ditches	2.3	9.2	1.1	8.8	-1.2	-0.4
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	1.0	1.4	1.0	1.4

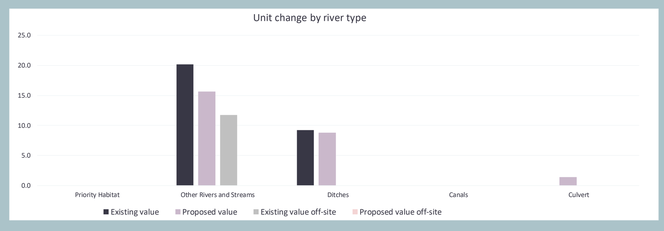
Combined length lost by distinctiveness band

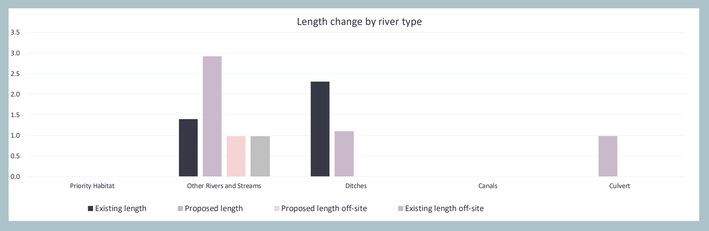
Category	Length lost (KM)	Length lost (%)
V.High	0	
High	0.727	38
Medium	1.203	62
Low	0	

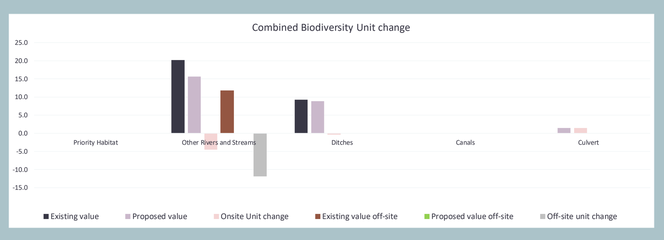


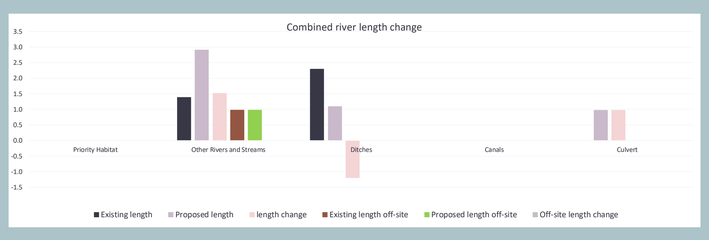












A-1 Site Habitat Baseline

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Ref	Habitats and areas: Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness: Distinctiveness	Condition: Condition	Strategic significance: Strategic significance	Suggested action to address habitat losses	Ecological baseline: Total habitat units
1	Cropland	Cereal crops	130.0781	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	260.16
2	Grassland	Modified grassland	61.1404	Low	Fairly Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	183.42
3	Grassland	Modified grassland	0.4666	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	1.87
4	Grassland	Modified grassland	0.3864	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	1.55
5	Grassland	Modified grassland	12.0818	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	48.33
6	Grassland	Modified grassland	0.4412	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	1.76
7	Grassland	Other neutral grassland	0.0677	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.54
8	Grassland	Other neutral grassland	0.3327	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	2.66
9	Heathland and shrub	Mixed scrub	0.3721	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	2.98
10	Heathland and shrub	Mixed scrub	0.6954	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	5.56
11	Lakes	Ponds (Non- Priority Habitat)	0.2543	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	1.02
12	Sparsely vegetated land	Ruderal/Ephemeral	0.2023	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.81
13	Sparsely vegetated land	Ruderal/Ephemeral	0.0817	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.33
14	Urban	Developed land; sealed surface	9.5566	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
15	Urban	Vacant/derelict land/ bareground	0.1201	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.24
16	Woodland and forest	Lowland mixed deciduous woodland	0.5781	High	Moderate	Formally identified in local strategy	Same habitat required =	7.98
17	Grassland	Modified grassland	0.36	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	1.44
18								
19								
20								
21								
		Total habitat area	217.22					520.64

Retention category biodiversity value: Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for unacceptable losses	Comments: Assessor comments	Reviewer comments
2.7826	0	5.57	0.00	127.30	254.59			
0	0	0.00	0.00	61.14	183.42			
0	0.4666	0.00	1.87	0.00	0.00			
0	0.3864	0.00	1.55	0.00	0.00			
0.6462	0	2.58	0.00	11.44	45.74			
0	0.4412	0.00	1.76	0.00	0.00			
0	0	0.00	0.00	0.07	0.54			
0	0	0.00	0.00	0.33	2.66			
0	0	0.00	0.00	0.37	2.98			
0	0	0.00	0.00	0.70	5.56			
0	0	0.00	0.00	0.25	1.02			
0	0	0.00	0.00	0.20	0.81			
0	0.0817	0.00	0.33	0.00	0.00			
2.9173	0	0.00	0.00	6.64	0.00			
0	0	0.00	0.00	0.12	0.24			
0.5345	0	7.38	0.00	0.04	0.60			
		0.00	0.00	0.36	1.44			
6.88	1.38	15.53	5.50	208.96	499.61			

Total area lost (excluding area of Urban trees and Green walls)	208.96

A-2 Site Habitat Creation

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Post development/ post intervention habitats											
			Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty multipliers		Comments	
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation	Habitat units delivered	Assessor comments	Reviewer comments
Grassland	Modified grassland	18.5125	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	4	Low	64.21	Areas in and arround buildings. Low species diversity predicted as well as uniformed sward height and no bar ground therefore likely meeting 4/7 of the condition criteria achieving Moderate condition.	
Grassland	Other neutral grassland	29.4391	Medium	Fairly Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	7	Low	229.41	Areas along the western boundary designated for mitigation will have a higher number of species per m2 (9 or more) achieving other neutral grassland. This is likley to achieve all of the conditions however Fairly Good condition has been chosen as a precautionary measure.	
Heathland and shrub	Mixed scrub	7.3654	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	49.31	Likely to meet 4 out of the 5 criteria conditions	
Lakes	Ponds (Non- Priority Habitat)	2.6039	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Low	18.72	Wet attenuation features will hold permanent water and will be designed for wildlife. Given these will also be designed as attenuation features moderate condition has been selected. Likely to achieve 6 out of 9 conditions	
Urban	Developed land; sealed surface	134.7636	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Medium	0.00		
Wetland	Reedbeds	1.0065	High	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	7	Medium	6.31	Given these areas will contain permanent water, there will be less than 5% bareground and less than 10% scrub cover with an absence of non-native species, this will pass 4 out of 7 condition criteria. It will achieve moderate condition	
Woodland and forest	Other woodland; broadleaved	15.0277	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	15	Low	70.45	Due to the difficulty and time required to create Good condition woodland, Moderate condition has been selected as a precautionary measure	
Woodland and forest	Wet woodland	0.2432	High	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	15	Medium	1.15	Due to the difficulty and time required to create Good condition woodland, Moderate condition has been selected as a precautionary measure	
Urban	Urban Tree	10.1736	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	31.10	500 total urban trees (250 small and 250 medium sized) will be planted throughout the site	
	Total habitat area	219.14							470.66		
	Site Area (Excluding area of Urban trees and Green walls)	208.96									

A-3 Site Habitat Enhancement

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	Baseline habitats		Post development/ post intervention habitats											Comments	
		Proposed Habitat (Pre-populated but can be overridden)		Change in distinctiveness and condition					Strategic significance	Temporal risk multiplier		Difficulty risk multipliers			
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change	Area (hectares)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of enhancement	Habitat units delivered	Assessor comments	Reviewer comments
3	Grassland - Modified grassland	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.4666	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	3.17		
4	Grassland - Modified grassland	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.3864	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	2.63		
6	Grassland - Modified grassland	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.4412	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	3.00		
13	Sparsely vegetated land - Ruderal/Ephemeral	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.0817	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.56		
						1.38							9.36		

D-1 Off Site Habitat Baseline

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	Habitats and areas			Habitat distinctiveness	Habitat condition	Strategic significance		Ecological baseline	Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments	
Baseline ref	Broad habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost		Assessor comments	Reviewer comments
1	Cropland	Cereal crops	10.4852	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	20.97			0.00	0.00	10.49	20.97			
2	Heathland and shrub	Mixed scrub	0.0819	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.66			0.00	0.00	0.08	0.66			
3	Sparsely vegetated land	Ruderal/Ephemeral	0.4607	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	1.84			0.00	0.00	0.46	1.84			
4																	
5																	
6																	
7																	
8																	
			11.03				Total Site baseline	23.47	0.00	0.00	0.00	0.00	11.03	23.47			

Total area lost (excluding area of Urban trees and Green walls)	11.03

D-2 Off Site Habitat Creation

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Post development/ post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal risk multiplier		Difficulty risk	Spatial risk multiplier	Habitat units delivered	Comments	
					Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation	Spatial risk category		Assessor comments	Reviewer comments
Grassland	Other neutral grassland	5.1224	Medium	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	Compensation inside LPA or NCA, or deemed to be sufficiently local, to site of biodiversity loss	43.05	Given limited access from the public (designated formal and informal paths will not exceed 5% of the total area aided by creation of hedgerows blocking access), a high diversity of species and variety of sward heights, Good condition has been selected	
Heathland and shrub	Mixed scrub	1.7026	Medium	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	Compensation inside LPA or NCA, or deemed to be sufficiently local, to site of biodiversity loss	14.31	Given limited access and appropriate management all criteria is likley to be achieved.	
Lakes	Ponds (Non- Priority Habitat)	0.0212	Medium	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	Compensation inside LPA or NCA, or deemed to be sufficiently local, to site of biodiversity loss	0.21	These ponds will be designed solely for providing habitat for wildlife and will therefore achieve all criteria points.	
Woodland and forest	Other woodland; broadleaved	3.7085	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	15	Low	Compensation inside LPA or NCA, or deemed to be sufficiently local, to site of biodiversity loss	17.39	Due to the difficulty and time required to create Good condition woodland, Moderate condition has been selected as a precautionary measure for the calculation however efforts will be made to achieve the better quality habitats.	
Woodland and forest	Wet woodland	0.4731	High	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	15	Medium	Compensation inside LPA or NCA, or deemed to be sufficiently local, to site of biodiversity loss	2.23	Due to the difficulty and time required to create Good condition woodland, Moderate condition has been selected as a precautionary measure for the calculation however efforts will be made to achieve the better quality habitats.	
	Total Length	11.03								77.18		

Site Area (Excluding area of Urban trees and Green walls)	11.03

B-1 Site Hedge Baseline

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Baseline ref	UK Habitats - existing habitats: Hedge number	Hedgerow type	Length (km)	Habitat distinctiveness: Distinctiveness	Habitat condition: Condition	Strategic significance: Strategic significance	Suggested action to address habitat losses	Ecological baseline: Total hedgerow units	Retention category biodiversity value: Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Comments: Assessor comments	Reviewer comments
1		Native Hedgerow with trees	1.071	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Like for like or better	8.57	0.594	0	4.75	0.00	0.48	3.82	Intact Species-poor hedgerow with trees	
2		Native Hedgerow	4.334	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	17.34	0.221	0	0.88	0.00	4.11	16.45	Intact Species-poor hedgerow	
3		Native Hedgerow	0.384	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.77	0	0	0.00	0.00	0.38	0.77	Defunct Species-poor hedgerow	
4		Native Species Rich Hedgerow with trees	3.544	High	Moderate	Area/compensation not in local strategy/ no local strategy	Like for like or better	42.53	1.065	0	12.78	0.00	2.48	29.75	Intact Species-rich hedgerow with trees	
5		Native Species Rich Hedgerow	6.875	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Like for like or better	55.00	1.46	0	11.68	0.00	5.42	43.32	Intact Species-rich hedgerow	
6		Native Species Rich Hedgerow	0.571	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Like for like or better	2.28	0	0	0.00	0.00	0.57	2.28	Defunct Species-rich hedgerow	
7		Native Species Rich Hedgerow	0.669	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Like for like or better	2.68	0	0.669	0.00	2.68	0.00	0.00	Defunct Species-rich hedgerow	
8																
9																
10																
11																
12																
			17.45					129.16	3.34	0.67	30.10	2.68	13.44	96.39		

B-2 Site Hedge Creation

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		Proposed habitats		Habitat distinctiveness	Habitat condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments	
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		Assessor comments	Reviewer comments
1		Native Species Rich Hedgerow with trees	5.839	High	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	20	Low	51.54	Likely to meet all criteria with the exception of E1. Tree age however this would still achieve Good condition	
2		Native Species Rich Hedgerow	5.222	Medium	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	12	Low	40.86	Likely to meet all criteria, achieving Good condition	
3		Native Species Rich Hedgerow with trees	0.75	High	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	20	Low	6.62	Likely to meet all criteria with the exception of E1. Tree age however this would still achieve Good condition	
4												
5												
6												
7												
			11.81							99.03		

B-3 Site Hedge Enhancement

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	Baseline Habitats		Post development/ post intervention habitats												
			Change in distincitiveness and condition			Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers		Comments	
Baseline ref	Baseline habitat	Proposed (Pre-populated but can be overridden)	Distinctiveness movement	Condition movement	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of enhancement	Hedge units delivered	Assessor comments	Reviewer comments
7	Native Species Rich Hedgerow	Native Species Rich Hedgerow with trees	Medium - High	Lower Distinctiveness Habitat - Good	0.669	High	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	9.23	Likely to meet all criteria with the exception of E1. Tree age however this would still achieve Good condition	
					0.67							9.23		

E-2 Off Site Hedge Creation

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	Proposed habitats			Habitat distinctiveness	Habitat condition	Strategic significance	Spatial risk multiplier	Temporal multiplier		Difficulty risk multiplier	Hedge units delivered	Comments	
Baseline ref	New hedge number	Habitat type	Length KM	Distinctiveness	Condition	Strategic significance	Spatial risk category	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		Assessor comments	Reviewer comments
1		Native Species Rich Hedgerow with trees	0.67	High	Good	Area/compensation not in local strategy/ no local strategy	Compensation inside LPA or NCA, or deemed to be sufficiently local, to site of biodiversity loss	Standard time to target condition applied	20	Low	5.91	Likely to meet all criteria with the exception of E1. Tree age however this would still achieve Good condition	
2													
3													
4													
5													
6													
			0.67								5.91		

C-1 Site River Baseline

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Existing river type			Habitat distinctiveness	Habitat condition	Strategic significance	Watercourse encroachment	Riparian encroachment	Suggested action	Ecological baseline	Retention category biodiversity value						Comments	
Baseline ref	River type	Length (km)	Distinctiveness	Condition	Strategic significance	Extent of encroachment	Extent of encroachment		Total river units	Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost	Assessor Comments	Reviewer comments
1	Ditches	2.303	Medium	Poor	Low potential/action not identified in any plan	No Encroachment	No Encroachment	Restore	9.21	0	1.1	0.00	4.40	1.20	4.81	Wet and dry ditches throughout the site	
2	Other Rivers and Streams	0.262	High	Moderate	Low potential/action not identified in any plan	No Encroachment	No Encroachment	Restore	3.14	0	0	0.00	0.00	0.26	3.14	Full length of stream separated into MORPH sections with their individual conditions.	
3	Other Rivers and Streams	0.262	High	Fairly Good	Low potential/action not identified in any plan	No Encroachment	No Encroachment	Restore	3.93	0.262	0	3.93	0.00	0.00	0.00	Full length of stream separated into MORPH sections with their individual conditions.	
4	Other Rivers and Streams	0.262	High	Fairly Good	Low potential/action not identified in any plan	No Encroachment	No Encroachment	Restore	3.93	0.262	0	3.93	0.00	0.00	0.00	Full length of stream separated into MORPH sections with their individual conditions.	
5	Other Rivers and Streams	0.262	High	Fairly Good	Low potential/action not identified in any plan	No Encroachment	No Encroachment	Restore	3.93	0.08	0	1.20	0.00	0.18	2.73	Full length of stream separated into MORPH sections with their individual conditions.	
6	Other Rivers and Streams	0.262	High	Fairly Good	Low potential/action not identified in any plan	No Encroachment	No Encroachment	Restore	3.93	0	0	0.00	0.00	0.26	3.93	Full length of stream separated into MORPH sections with their individual conditions.	
7	Other Rivers and Streams	0.088	High	Fairly Good	Low potential/action not identified in any plan	No Encroachment	No Encroachment	Restore	1.32	0.067	0	1.01	0.00	0.02	0.32	Stream to the north of site	
8																	
9																	
10																	
11																	
		3.70							29.40	0.67	1.10	10.07	4.40	1.93	14.93		

C-2 Site River Creation

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	Proposed habitats		Habitat distinctiveness	Habitat condition	Strategic significance	Temporal multiplier		Difficulty multipliers	Watercourse encroachment	Riparian encroachment	River units delivered	Comments	
Baseline ref	River type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation	Extent of encroachment	Extent of encroachment		Assessor comments	Reviewer comments
1	Culvert	0.984	Low	Poor	Low potential/action not identified in any plan	Standard time to target condition applied	1	Low	N/A - Culvert	Major	1.42		
2	Other Rivers and Streams	2.249	High	Moderate	Low potential/action not identified in any plan	Standard time to target condition applied	5	High	No Encroachment	Major	5.59	Re-routed stream	
3													
4													
5													
6													
7													
8													
9													
		3.23									7.01		

C-3 Site River Enhancement

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	Baseline habitats		Change in distinctiveness and condition		Post development/ post intervention habitats											Comments	
Baseline ref	Baseline habitat	Proposed River Type (Pre-populated can be overridden)	Distinctiveness movement	Condition movement	Length (km)	Habitat distinctiveness	Habitat condition	Strategic significance	Temporal multiplier		Difficulty multipliers	Watercourse encroachment	Riparian encroachment	River units delivered		Assessor comments	Reviewer comments
						Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of enhancement	Extent of encroachment	Extent of encroachment				
1	Ditches	Ditches	Medium - Medium	Poor - Good	1.1	Medium	Good	Low potential/action not identified in any plan	Standard time to target condition applied	8	Medium	No Encroachment	No Encroachment	8.83			
					1.10									8.83			

F-1 Off Site River Baseline

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Existing river type			Habitat distinctiveness	Habitat condition	Strategic significance	Watercourse encroachment	Riparian encroachment	Suggested action	Ecological baseline
Baseline ref	River type	length (km)	Distinctiveness	Condition	Strategic significance	Extent of encroachment	Extent of encroachment		Total river units
1	Other Rivers and Streams	0.98	High	Moderate	Low potential/action not identified in any plan	No Encroachment	No Encroachment	Restore	11.76
2									
3									
4									
5									
6									
		0.98							11.76

Retention category biodiversity value						Comments	
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Assessor comments	Reviewer comments
0	0.98	0.00	11.76	0.00	0.00		
0.00	0.98	0.00	11.76	0.00	0.00		

F-3 Off Site River Enhancement

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	Baseline habitats		Post development/ post intervention habitats														Comments	
						Habitat distinctiveness	Habitat condition	Strategic significance	Temporal multiplier		Difficulty multipliers	Watercourse encroachment	Riparian encroachment	Spatial risk category			
Baseline ref	Baseline habitat	Proposed habitat (Pre-Populated but can be overridden)	Distinctiveness movement	Condition movement	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of enhancement	Extent of encroachment	Extent of encroachment	Offset location	River units delivered	Assessor comments	Reviewer comments
1	Other Rivers and Streams	Other Rivers and Streams	High - High	Moderate - Fairly Good	0.98	High	Fairly Good	Low potential/action not identified in any plan	Standard time to target condition applied	2	High	No Encroachment	No Encroachment	Within the same waterbody	12.66		
					0.98										12.66		

Annex 2 ◆ Post-development BIA Plan (edp3267_d178 10 November 2022 DJo/MMc)

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

Date:	10-11-2022
Paper size:	A3
Scale:	1:9000

0 100 200 300 400 500 m

Key:

- Order Limits
- Cereal Crops
- Developed Land; Sealed Surface
- Lowland Mixed Deciduous Woodland
- Mixed Scrub
- Modified Grassland
- Other Neutral Grassland
- Other Woodland; Broadleaved
- Ponds (Non-Priority Habitat)
- Reedbeds
- Wet Woodland
- Native Hedgerow
- Native Hedgerow with Trees
- Native Species Rich Hedgerow
- Native Species Rich Hedgerow with Trees
- Ditches
- Other Rivers and Streams
- Culvert

TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY

Post-development BIA Plan

APFP Regulation:	5(2)(a)
Document Ref:	
Drawing Number:	edp3267_d178
Drawing Status:	FINAL
Revision:	-
Drawn by:	DJo
Approved by:	MMc