

The Biodiversity Metric Start

Project details	
Planning authority:	
Project name:	Storches I
Applicant:	U
Application type:	
Planning application reference:	
Completed by:	Chris Schofield MSc
Date of metric completion:	23rd Novemb
Reviewer:	Derek Allan MSc B
Version control:	
Consenting body reviewer:	
Date of consenting body review:	
Target % net gain:	10%
Irreplaceable habitat present on-site at baseline:	No
Total site area (including irreplaceable habitat area):	13.23

Cell style conventions	
	
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On-site baseline map

Insert



Form 4.0 - Calculation Tool

Start page

Kirklees Council	
Hall Student Village, Kirkburton	
Jobrique Investments Ltd	
Outline	
TBC	
BSc (Hons) ACIEEM - Principal Ecologist	
November 2023 - Updated 26th March 2025	
BSc (Hons) MCIEEM - Director of Ecology	
Final	
TBC	
TBC	
Irreplaceable habitat area at baseline:	0.00

S
Attention required
Error/rules and principles not met
Content of this cell is not appropriate
Enter data
Automatic lookup
Result

On-site post intervention map

Instructions

Main menu

Results

View all

Reset view

Insert









Key

Area habitats



Hedgerows and
lines of trees



Watercourses

Start here

1



2

The Biodiversi

Start page

On-site baseline

A-1 On-site
Area Habitat
Baseline



B-1
On-site Hedge
Baseline



C-1
On-site Watercourse
Baseline



On-site post developo

A-2 On-site Area
Habitat Creation



B-2 On-site Hedge
Creation



C-2 On-site
Watercourse Creation



A-3 O
Enh

B-3 O
Enh

C-3 On-s
En

Safety Metric 4.0 - Calculation Tool

Main menu

Instructions

Technical data

Results

3

Equipment

Off-site baseline

On-site Area
Habitat
enhancement



D-1
Off-site
Area Habitat Baseline



On-site Hedge
enhancement



E-1
Off-site Hedge
Baseline



On-site Watercourse
enhancement



F-1
Off-site Watercourse
Baseline



D-1
H

E-2

Water

Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	43	0.1751		0.0000
Medium		0.0000	48	1.7589		0.0000
Large		0.0000		0.0000		0.0000
Total	0	0.0000	91	1.9340	0	0.0000

4

Off-site post development

D-2 Off-site Area
Habitat Creation



D-3 Off-site Area
Habitat Enhancement



E-2 Off-site Hedge
Creation



E-3 Off-site Hedge
Enhancement



F-2 Off-site
Watercourse Creation



F-3 Off-site Watercourse
Enhancement



The Biodiversity Metric 4.0 - Results

[Return to start
page](#)

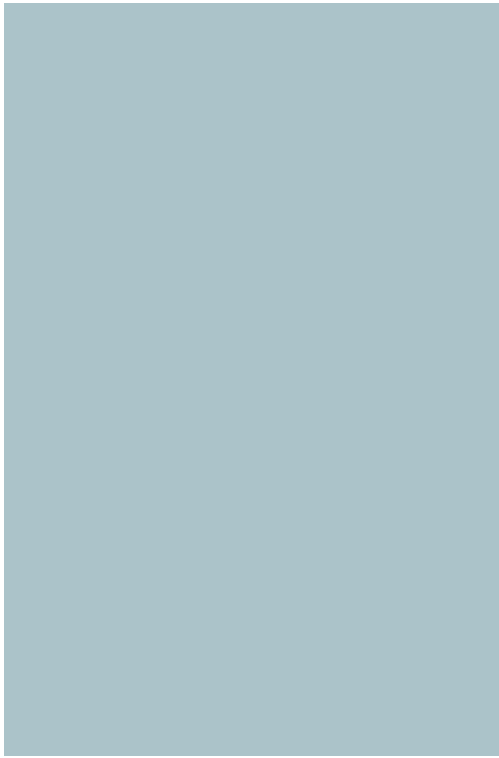
[Headline results](#)

[Detailed results](#)

Calculation Tool

Habitat trading
summaries

Off-site
summary



Storthes Hall Student Village, Kirkburton
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Habitat units
	Hedgerow units
	Watercourse units
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	Watercourse units
On-site net change (units & percentage)	Habitat units
	Hedgerow units
	Watercourse units
Off-site baseline	Habitat units
	Hedgerow units
	Watercourse units
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	Watercourse units
Off-site net change	Habitat units

Off-site net change (units & percentage)	Hedgerow units
	Watercourse units

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	Watercourse units

Spatial risk multiplier (SRM) deductions	Habitat units
	Hedgerow units
	Watercourse units

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	Watercourse units

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units
	Hedgerow units
	Watercourse units

Trading rules satisfied?

No - Check Trade

Unit Type	Target	Baseline Units	Units Required
<i>Habitat units</i>	10.00%	57.15	62.86
<i>Hedgerow units</i>	10.00%	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00

57.15
0.00
0.00

63.35
0.00
0.00

6.21	10.86%
0.00	0.00%
0.00	0.00%

0.00
0.00
0.00

0.00
0.00
0.00

0.00	0.00%
------	-------

0.00	0.00%
0.00	0.00%

6.21
0.00
0.00

0.00
0.00
0.00

--

6.21
0.00
0.00

10.86%
0.00%
0.00%

ing Summaries ▲

Unit Deficit
0.00
0.00
0.00

Unit requirement met or surpassed ✓
Unit requirement met or surpassed ✓
Unit requirement met or surpassed ✓

Storthes Hall Student Village, Kirkcubright

Detailed Results

Summary Figures

Net project biodiversity

(Including all on-site & off-site habitat retention)

Total project biodiversity

(Including all on-site & off-site habitat creation)

Combined

Total on-site and off-site baseline area / length

Total on-site and off-site baseline units

Total on-site and off-site baseline area / length retained

Total on-site and off-site baseline units retained

Area / length proposed for enhancement

Baseline units proposed for enhancement

Total on-site and off-site baseline area / length lost

Total on-site and off-site baseline units lost

Area habitats

On-site change

Area Habitats	
	Habitat group
	Cropland
	Grassland
	Heathland and shrub
	Lakes
	Sparsely vegetated land
	Urban
	Wetland
	Woodland and forest
	Intertidal sediment
	Coastal saltmarsh
	Rocky shore
	Coastal lagoons
	Intertidal hard structures
	Watercourse footprint
	Individual trees
	Off-site ch
Area Habitats	Habitat group
	Cropland
	Grassland
	Heathland and shrub
	Lakes
	Sparsely vegetated land
	Urban
	Wetland
	Woodland and forest
	Intertidal sediment
	Coastal saltmarsh
	Rocky shore
	Coastal lagoons
	Intertidal hard structures
	Watercourse footprint
	Individual trees
	Combined on-site and

Area Habitats	
	Habitat group
	Cropland
	Grassland
	Heathland and shrub
	Lakes
	Sparsely vegetated land
	Urban
	Wetland
	Woodland and forest
	Intertidal sediment
	Coastal saltmarsh
	Rocky shore
	Coastal lagoons
	Intertidal hard structures
	Watercourse footprint
	Individual trees
Hedgerows and Lines of Trees	Hedgerows and lines of trees
	On-site conservation
	Hedgerow type
	Species-rich native hedgerow with trees - associated with bank or ditch
	Species-rich native hedgerow with trees
	Species-rich native hedgerow - associated with bank or ditch
	Native hedgerow with trees - associated with bank or ditch
	Species-rich native hedgerow
	Native hedgerow - associated with bank or ditch
	Native hedgerow with trees
	Ecologically valuable line of trees
	Ecologically valuable line of trees - associated with bank or ditch
	Native hedgerow
	Line of trees
	Line of trees - associated with bank or ditch
	Non-native and ornamental hedgerow

Hedgerows and Lines of Trees	Off-site	
	Hedgerow type	
	Species-rich native hedgerow with trees - associated with bank or ditch	
	Species-rich native hedgerow with trees	
	Species-rich native hedgerow - associated with bank or ditch	
	Native hedgerow with trees - associated with bank or ditch	
	Species-rich native hedgerow	
	Native hedgerow - associated with bank or ditch	
	Native hedgerow with trees	
	Ecologically valuable line of trees	
	Ecologically valuable line of trees - associated with bank or ditch	
	Native hedgerow	
	Line of trees	
	Line of trees - associated with bank or ditch	
	Non-native and ornamental hedgerow	
	Combined on-site	
	Hedgerow type	
Hedgerows and Lines of Trees	Species-rich native hedgerow with trees - associated with bank or ditch	
	Species-rich native hedgerow with trees	
	Species-rich native hedgerow - associated with bank or ditch	
	Native hedgerow with trees - associated with bank or ditch	
	Species-rich native hedgerow	
	Native hedgerow - associated with bank or ditch	
	Native hedgerow with trees	
	Ecologically valuable line of trees	
	Ecologically valuable line of trees - associated with bank or ditch	
	Native hedgerow	
	Line of trees	
	Line of trees - associated with bank or ditch	
	Non-native and ornamental hedgerow	

Watercourses	Watercourses	
	On-site classification	
	Watercourse type	
	Priority habitat	
	Other rivers and streams	
	Ditches	
	Canals	
	Culvert	
Watercourses	Off-site classification	
	Watercourse type	
	Priority habitat	
	Other rivers and streams	
	Ditches	
	Canals	
	Culvert	

Watercourses	Combined on-site and
	Watercourse type
	Priority habitat
	Other rivers and streams
	Ditches
	Canals
	Culvert

on

Return to results menu

ty units (retention / creation)	Habitat units
	Hedgerow units
	Watercourse units

r % change (n + retained habitats)	Habitat units
	Hedgerow units
	Watercourse units

habitat retention and enhancement		
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	Habitats	Hedgerows
	13.23	0.00
	57.15	0.00

	0.59	0.00
	0.62	0.00

	3.45	0.00
	27.24	0.00

	9.20	0.00
	29.29	0.00

ange by broad habitat type

Baseline		Post-development on-site		On-site
On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change
0.00	0.00	0.00	0.00	0.00
4.54	12.13	3.13	25.59	-1.42
0.73	6.41	0.00	0.00	-0.73
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
4.61	1.08	7.28	5.09	2.67
0.00	0.00	0.00	0.00	0.00
2.51	30.12	1.99	26.18	-0.52
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.84	7.42	1.93	6.50	1.09

Change by broad habitat type

Baseline		Post-development off-site		Off-site
Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site area change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

Off-site change by broad habitat type

S

Baseline	Post-development on-site	On-site
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change by hedgerow type				
Off-site baseline		Post-development off-site		Off-site
Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
nd off-site change by hedgerow type				
Baseline		Post-development		CI
Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

Change by watercourse type

Baseline		Post-development on site		On-site
On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0

Change by watercourse type

Baseline		Post development off-site		Off-site
Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0

d off-site change by watercourse type

Baseline		Post-development on-site		On-site
Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0



6.21
0.00
0.00

10.86%
0.00%
0.00%

Watercourses
0.00
0.00

0.00
0.00

0.00
0.00

0.00
0.00

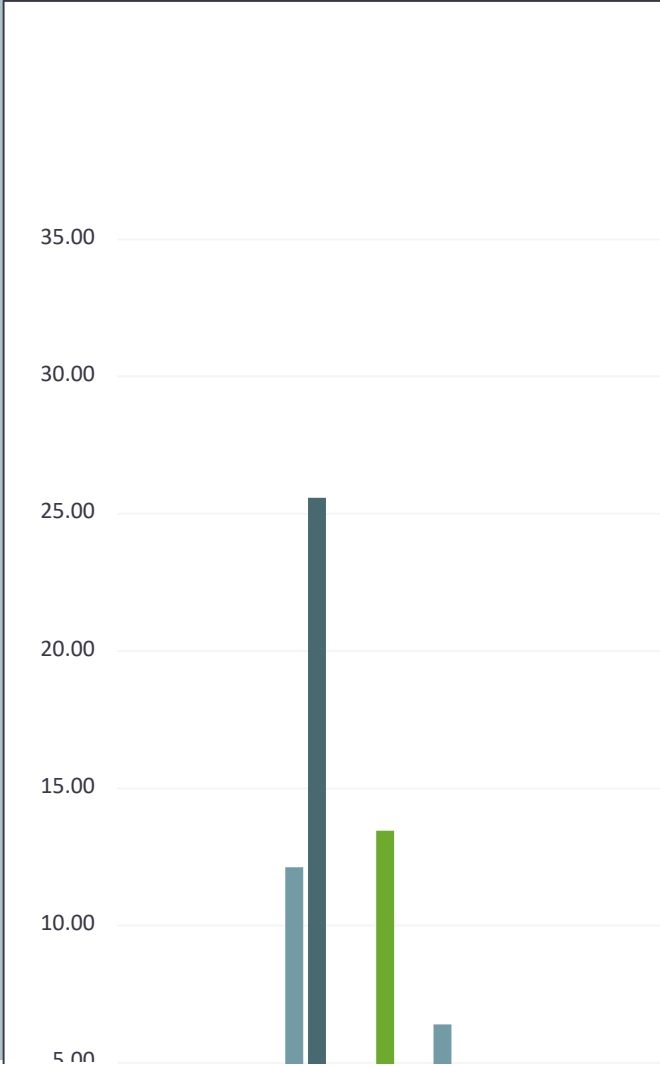
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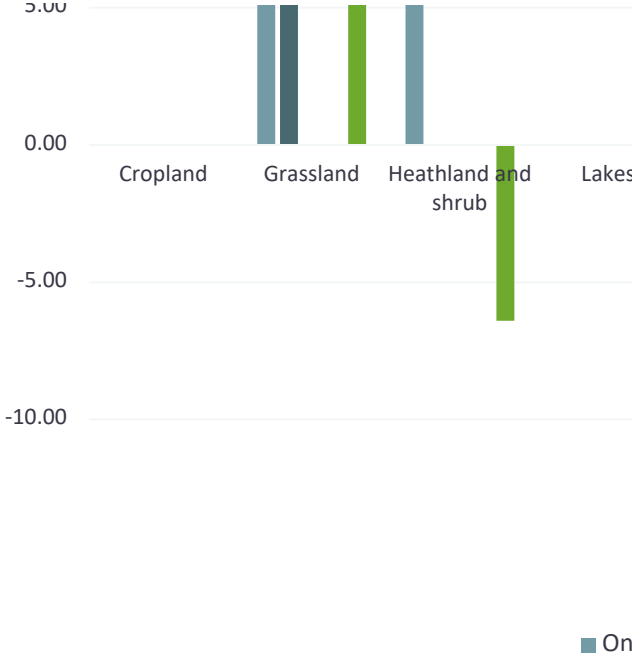
On-site unit change
0.00
13.46
-6.41
0.00
0.00
4.01
0.00
-3.94
0.00
0.00
0.00
0.00
0.00
0.00
-0.91

Off-site unit change
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Combined area lost by distribution	
Category	Area lost (hectares)
V.High	0
High	0.24
Medium	2.2188
Low	2.927
V.Low	3.814



ned change
Combined unit change
0.00
13.46
-6.41
0.00
0.00
4.01
0.00
-3.94
0.00
0.00
0.00
0.00
0.00
0.00
0.00
-0.91

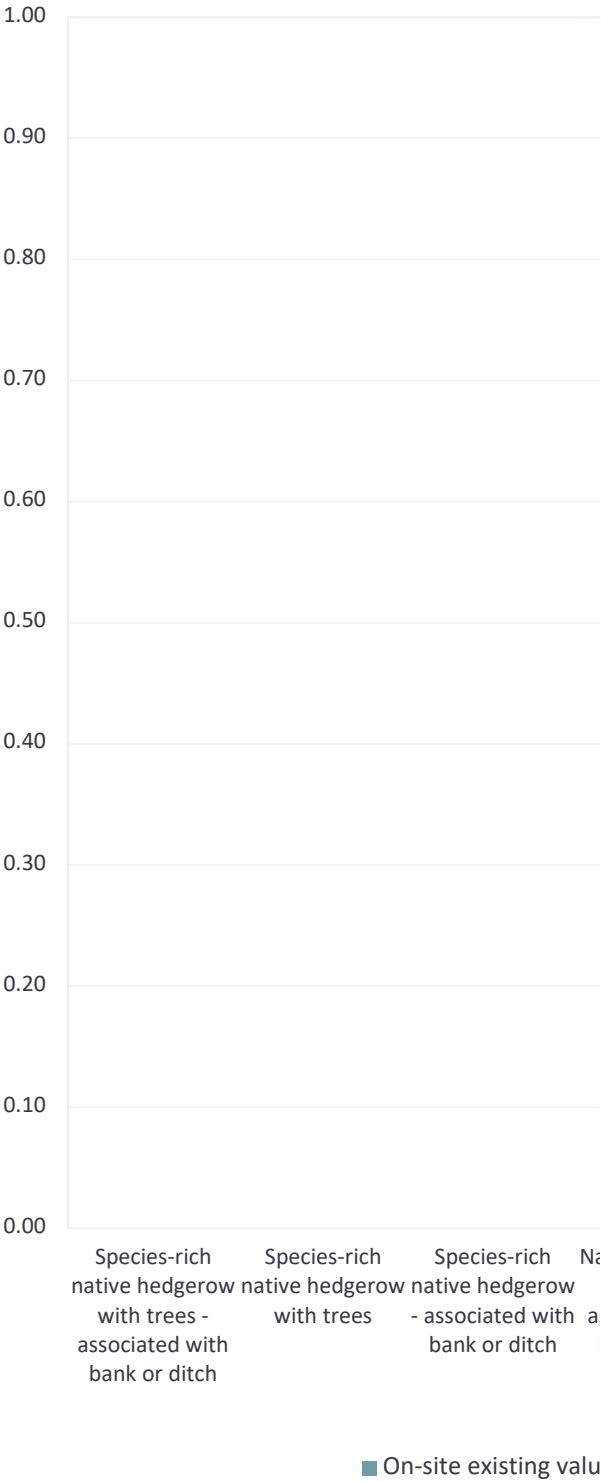


te change
On-site unit change
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Combined length lost by disti	
Category	Length lost (km)
V.High	0
High	0
Medium	0
Low	0
V.Low	0

te change
Off-site unit change
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
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0.00
0.00
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0.00

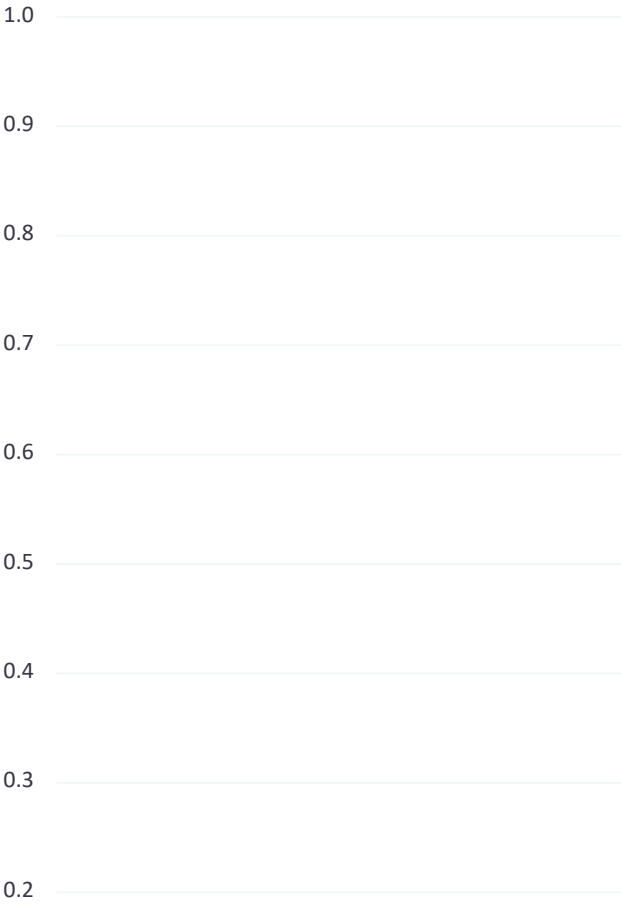
nange
Combined unit change
0.00
0.00
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0.00
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0.00



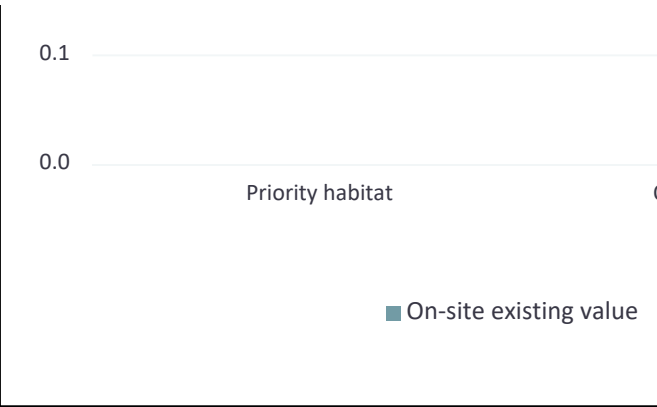
On-site unit change
0.0
0.0
0.0
0.0
0.0

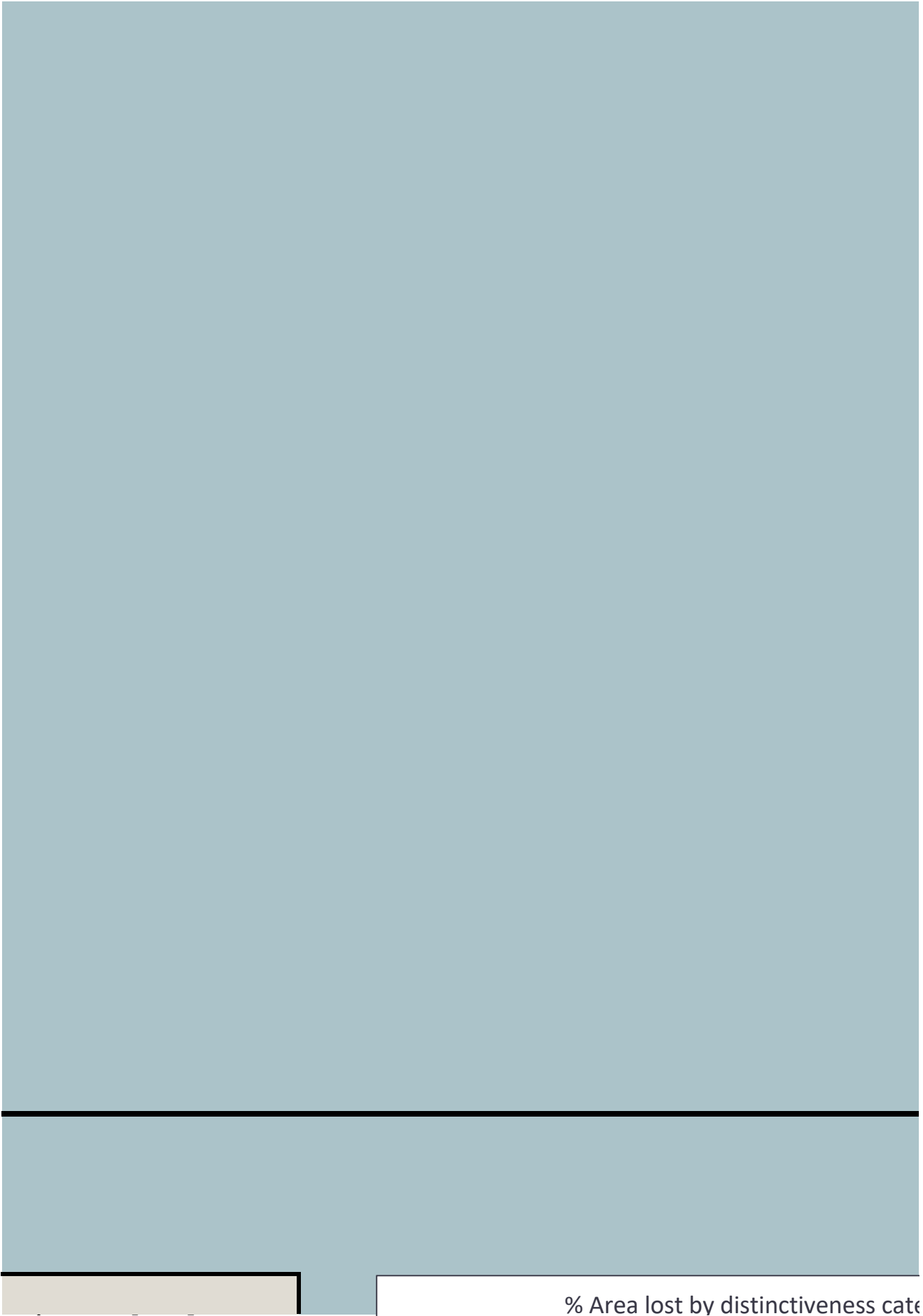
Combined length lost by disti	
Category	Length lost (km)
V.High	0
High	0
Medium	0
Low	0

Off-site unit change
0.0
0.0
0.0
0.0
0.0



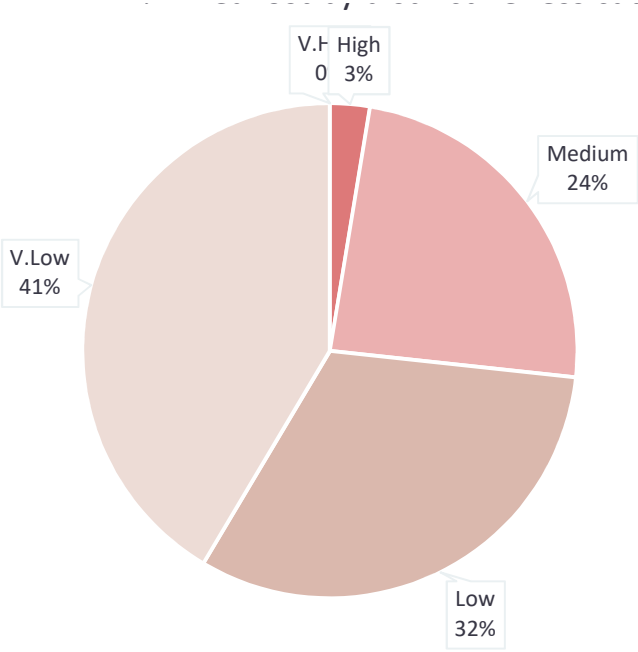
te change
Combined unit change
0.0
0.0
0.0
0.0
0.0





% Area lost by distinctiveness cate

activeness band
Area lost (%)
3
24
32
41

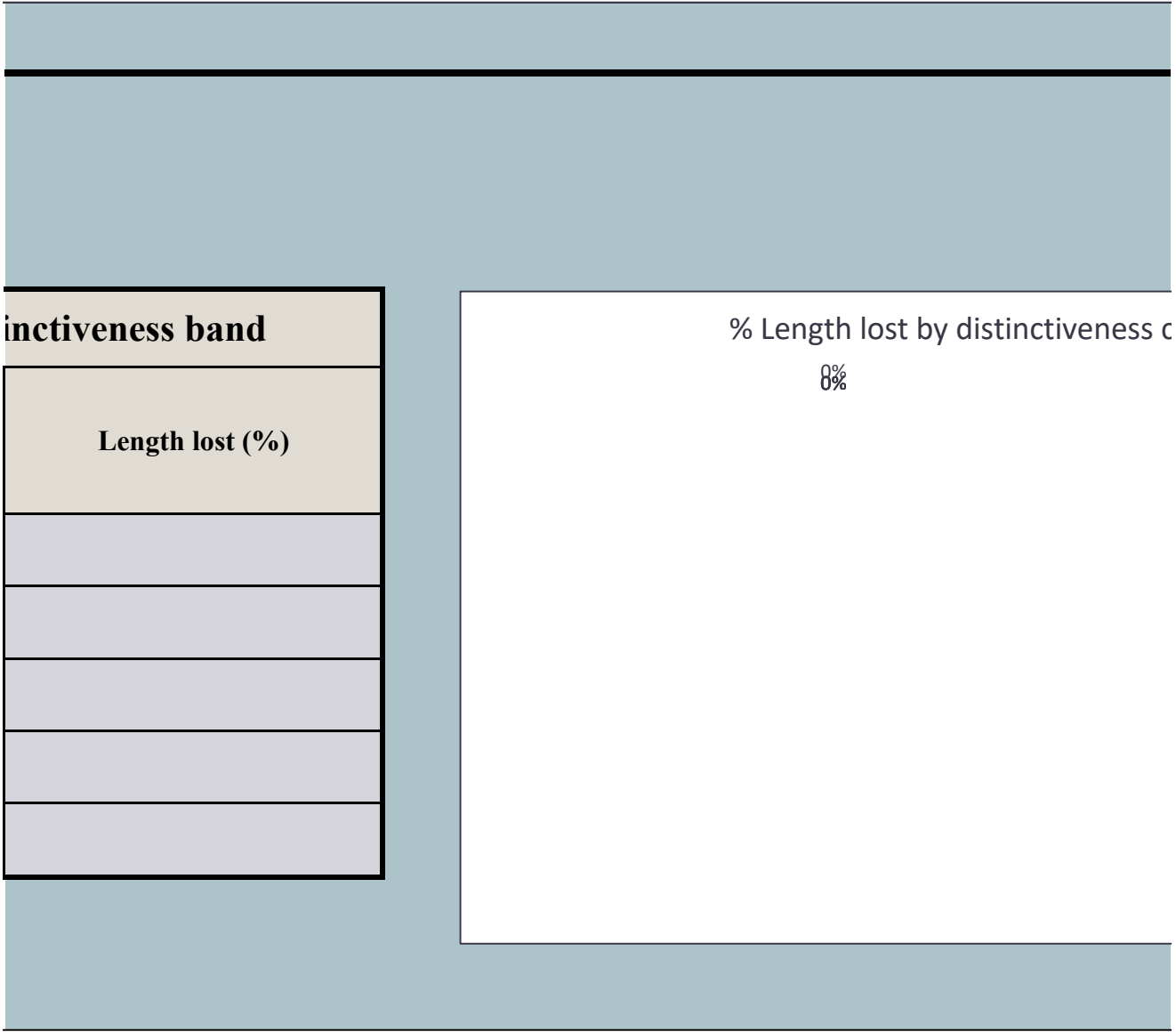


Biodiversity unit change by habitat group





On-site existing value On-site proposed value Off-site existing value Off-site proposed value Cor



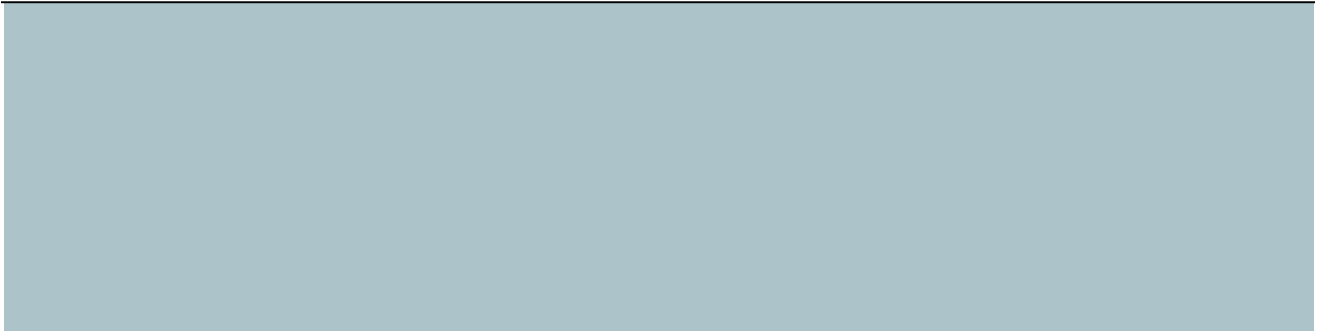
ie ■ On-site proposed value ■ Off-site proposed value ■ Off-site existing value ■ Combined unit change

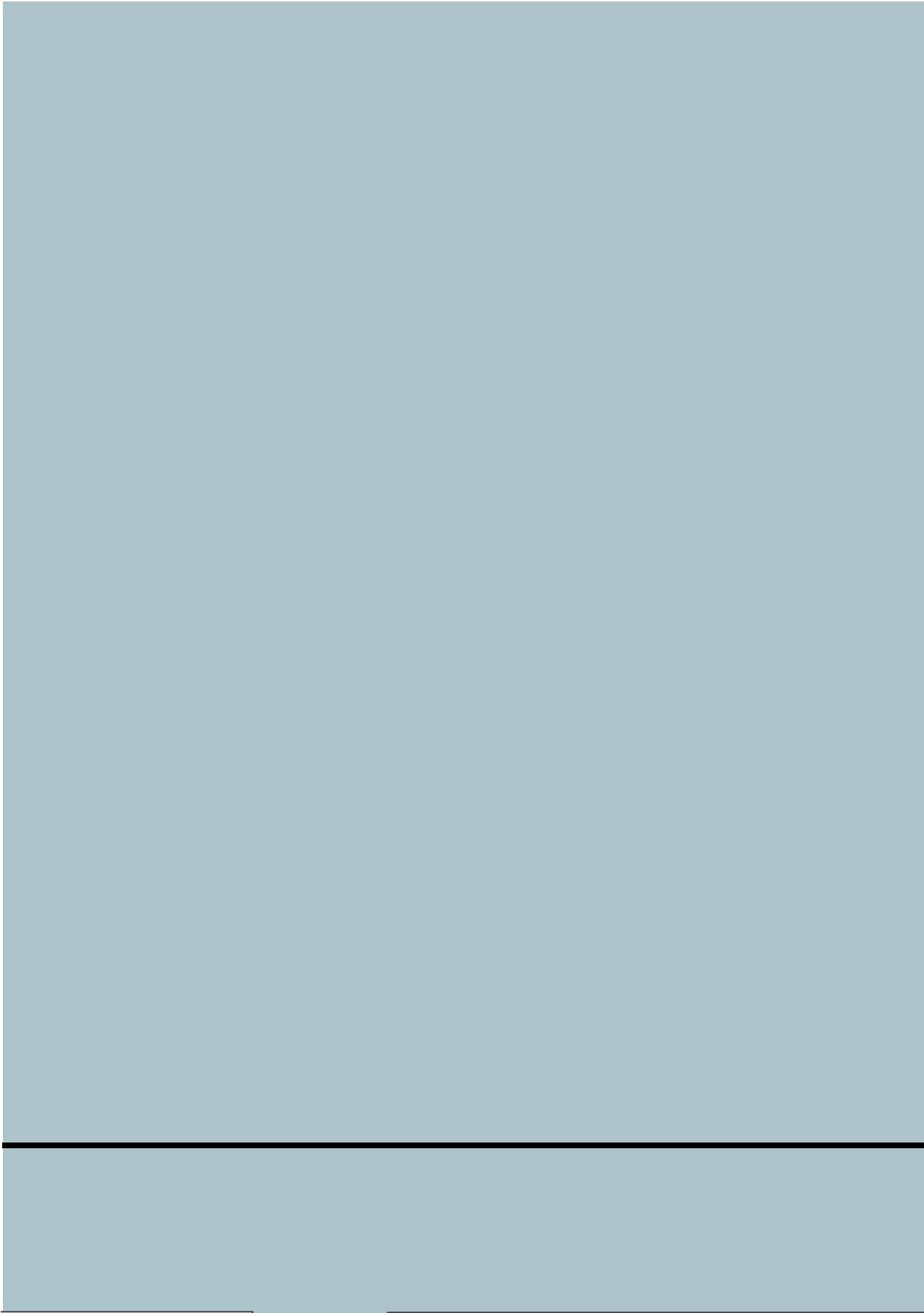


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Other rivers and streams	Ditches	Canals
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■ On-site proposed value	■ Off-site existing value	■ Off-site proposed value	■ Combined unit change
--------------------------	---------------------------	---------------------------	------------------------



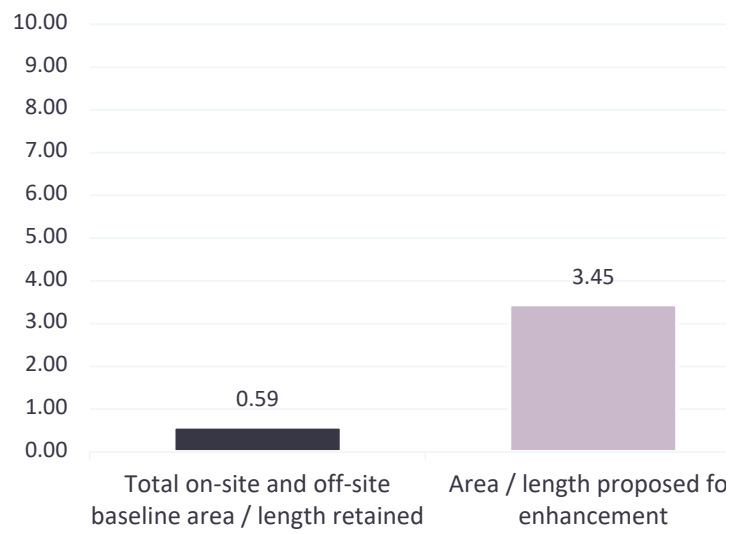


Category

Figure 1. A large, solid light-blue rectangular area, likely representing a redacted image or a placeholder for a figure.

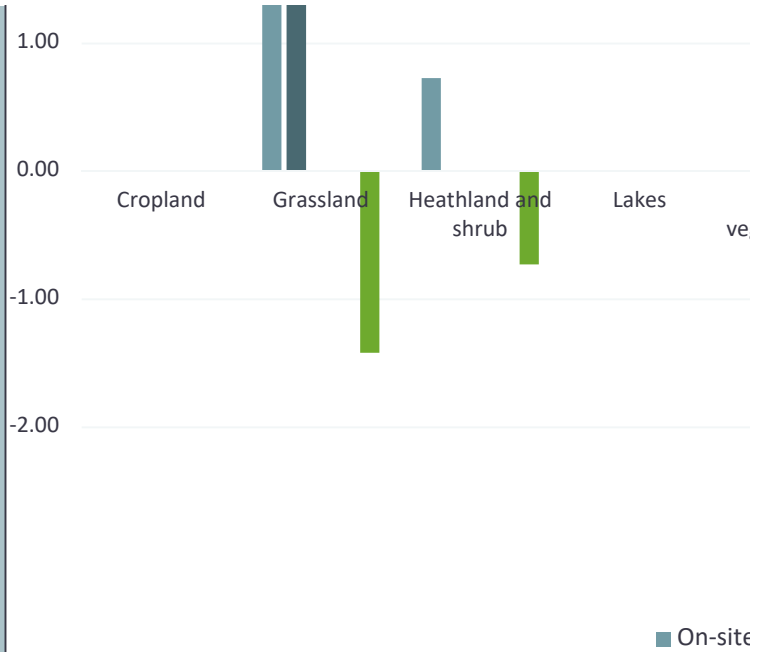
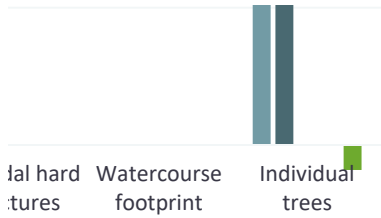
- V.High
- High
- Medium
- Low
- V.Low

On-site and off-site habitat retention & enhancement area (hectares)



8.00
7.00
6.00
5.00
4.00
3.00
2.00

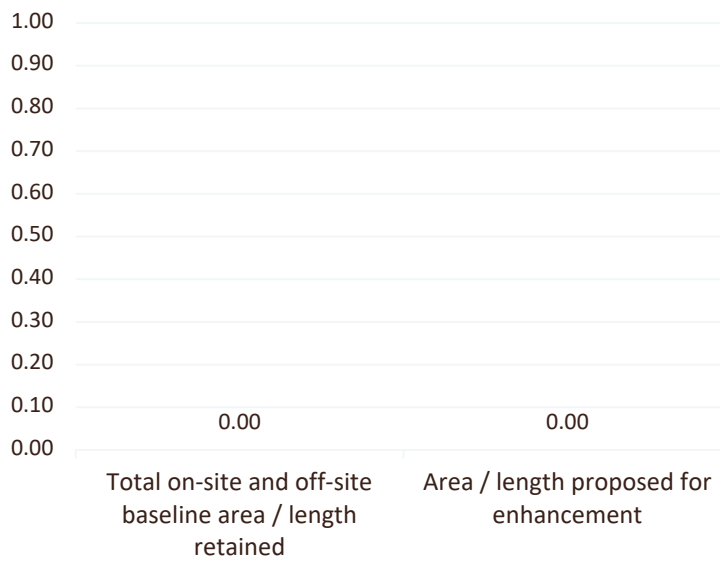


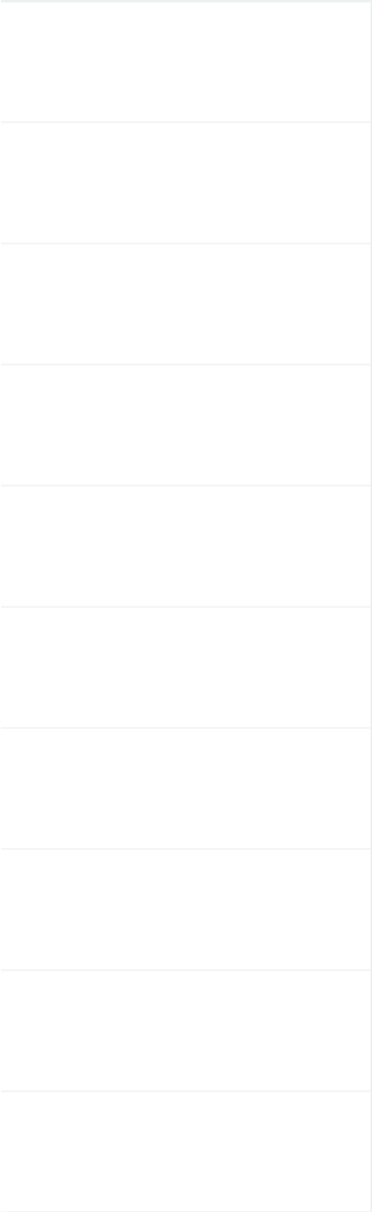


category

- V.High
- High
- Medium
- Low
- V.Low

On-site and off-site hedge retention by category length (km)





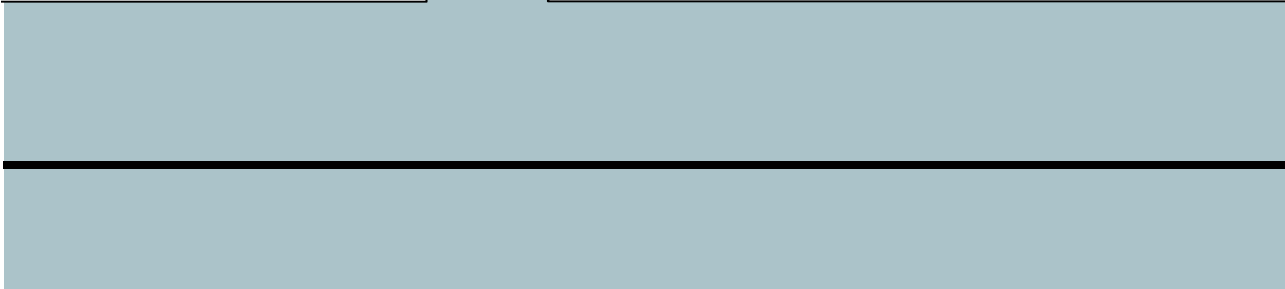
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00

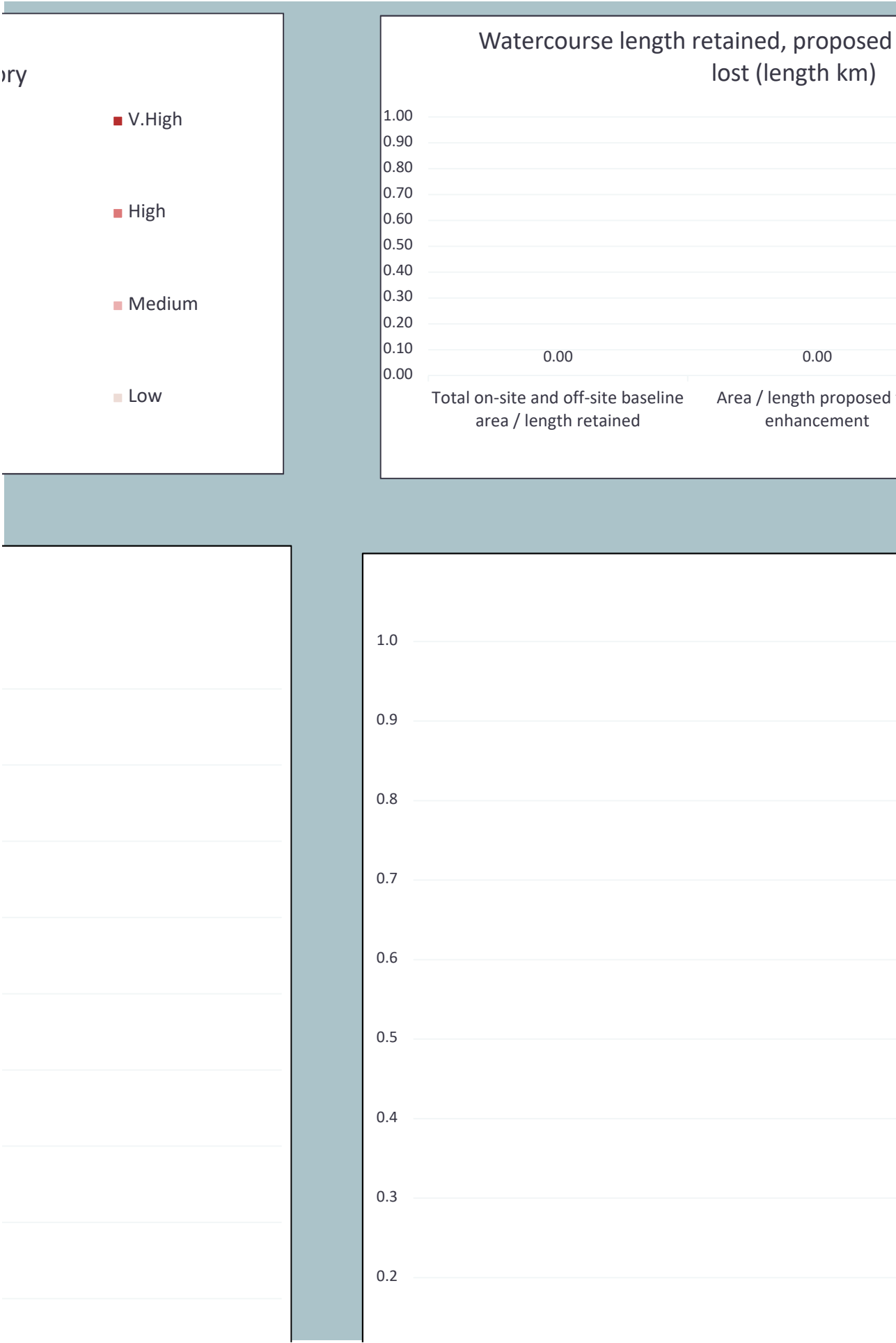
s Line of trees - Non-native and
associated with ornamental
bank or ditch hedgerow

Species-rich nativeSpecies-rich nativeSpecies-rich native Native hed
hedgerow with hedgerow with hedgerow - with tre
trees - associated trees associated with associated
with bank or ditch bank or ditch bank or c

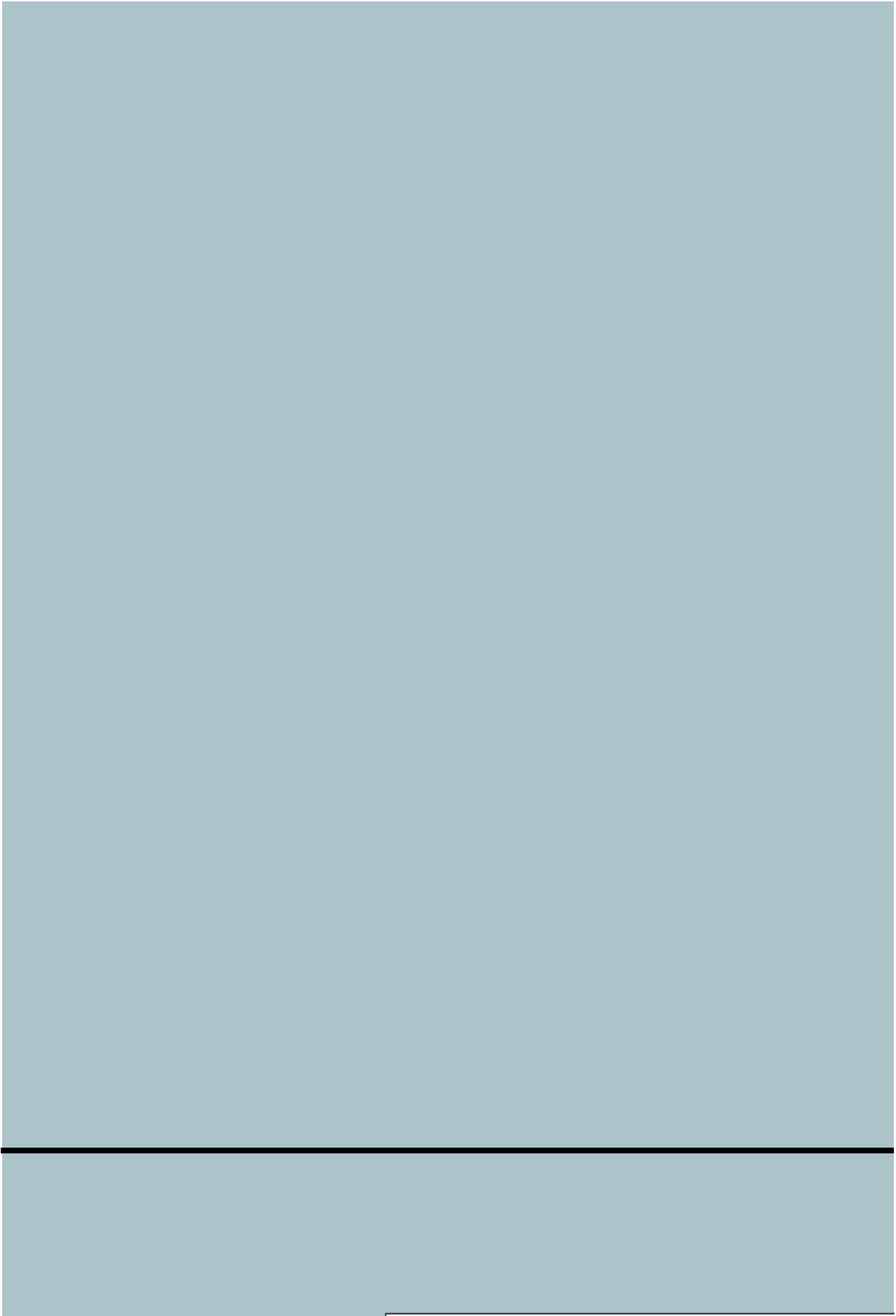
ge

■ On-site existing length





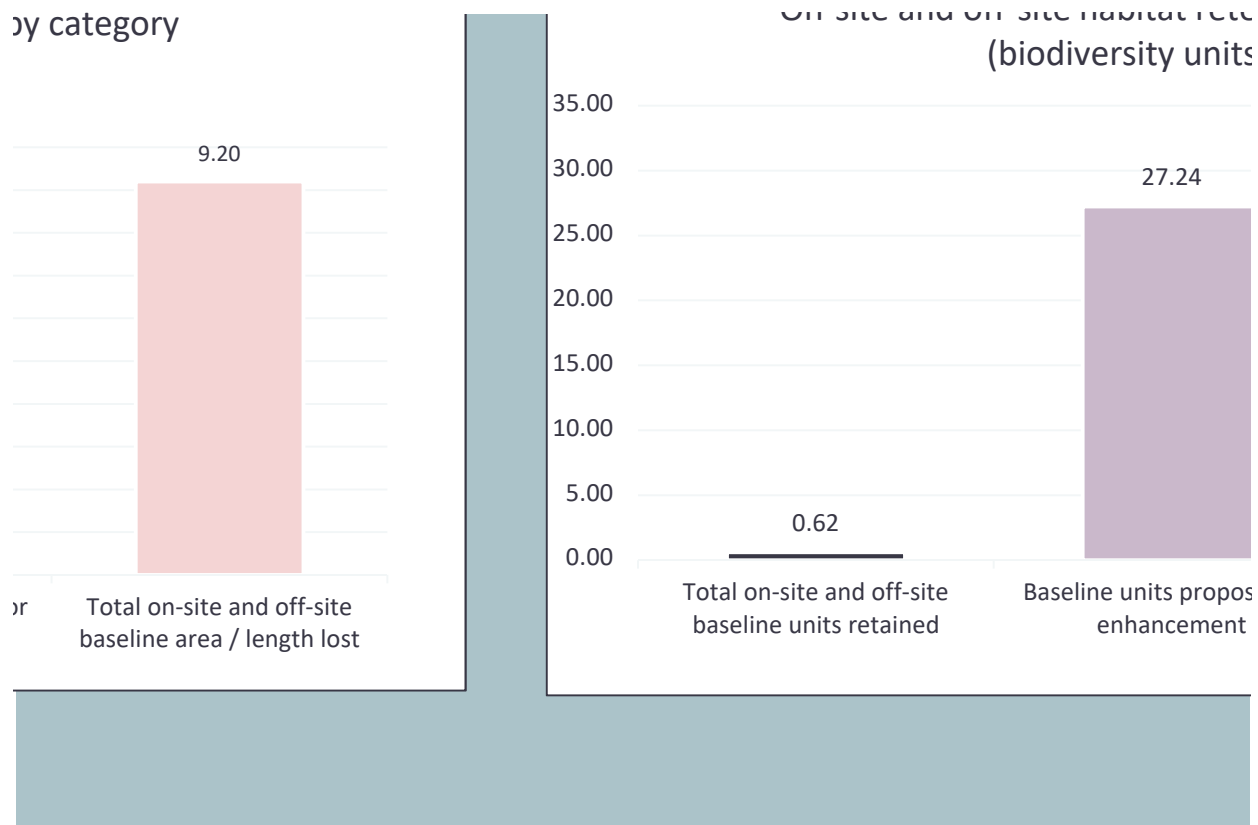




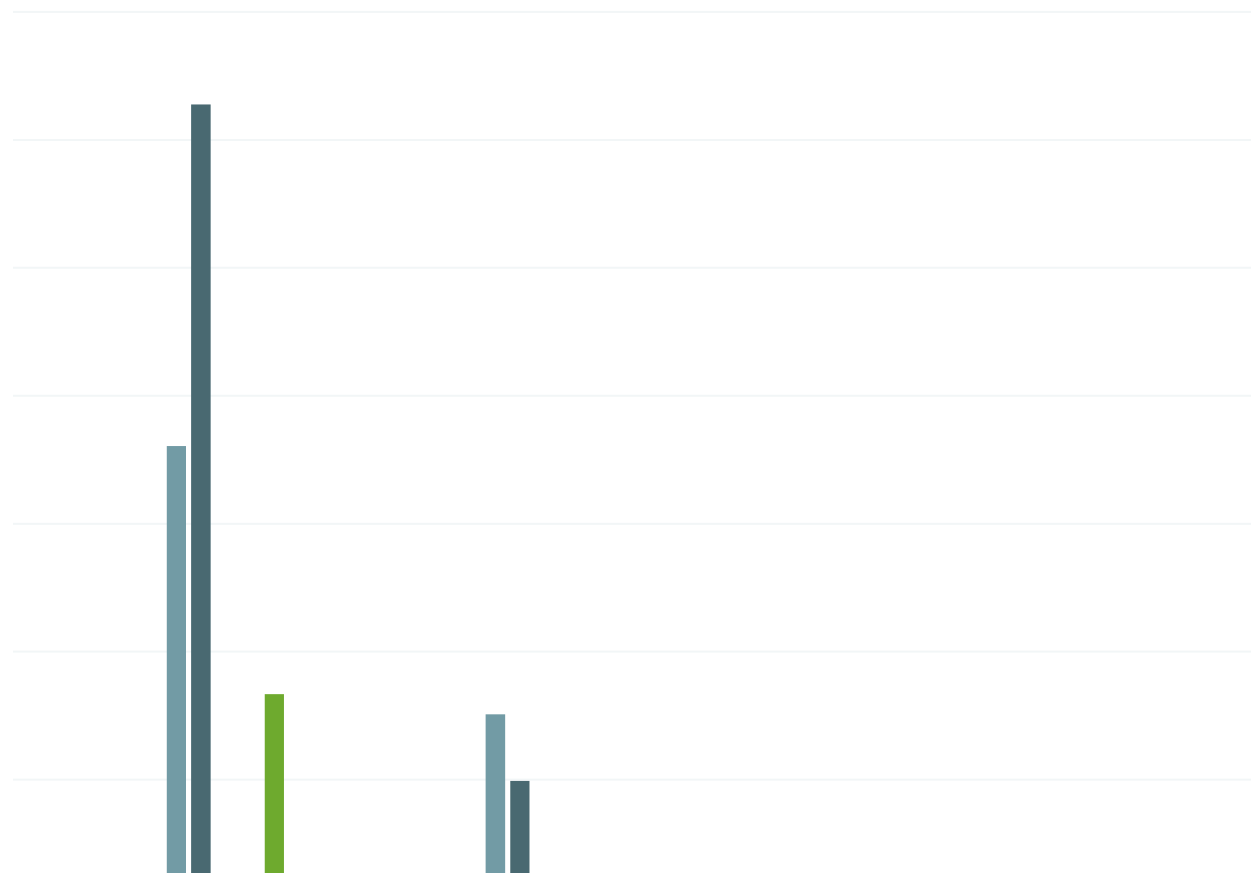
.

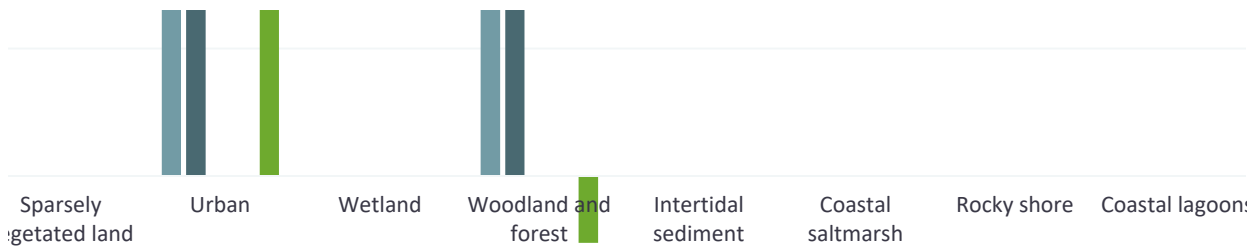
On-site and off-site habitat rete

by category

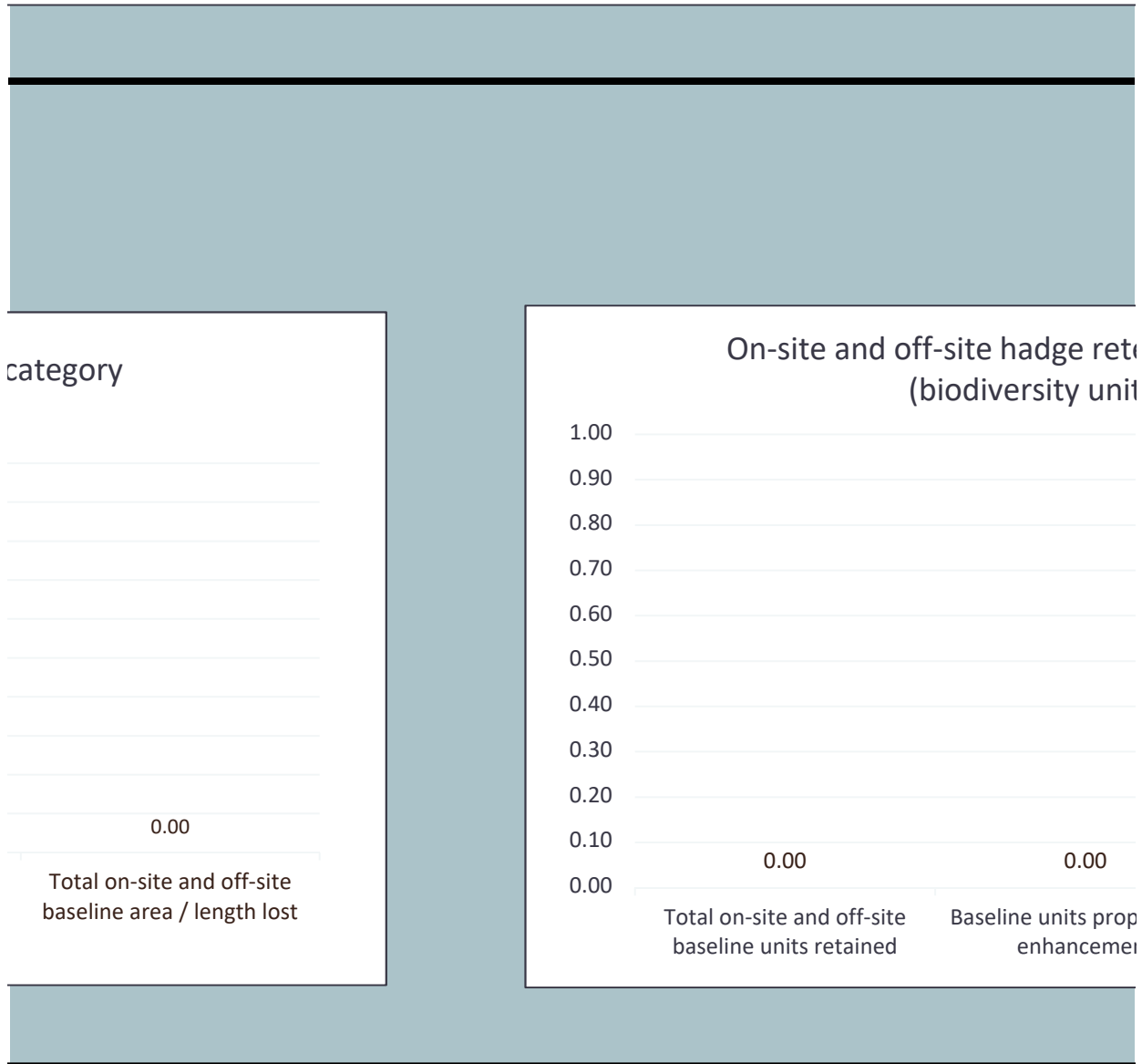


Area change by habitat group (hectares)

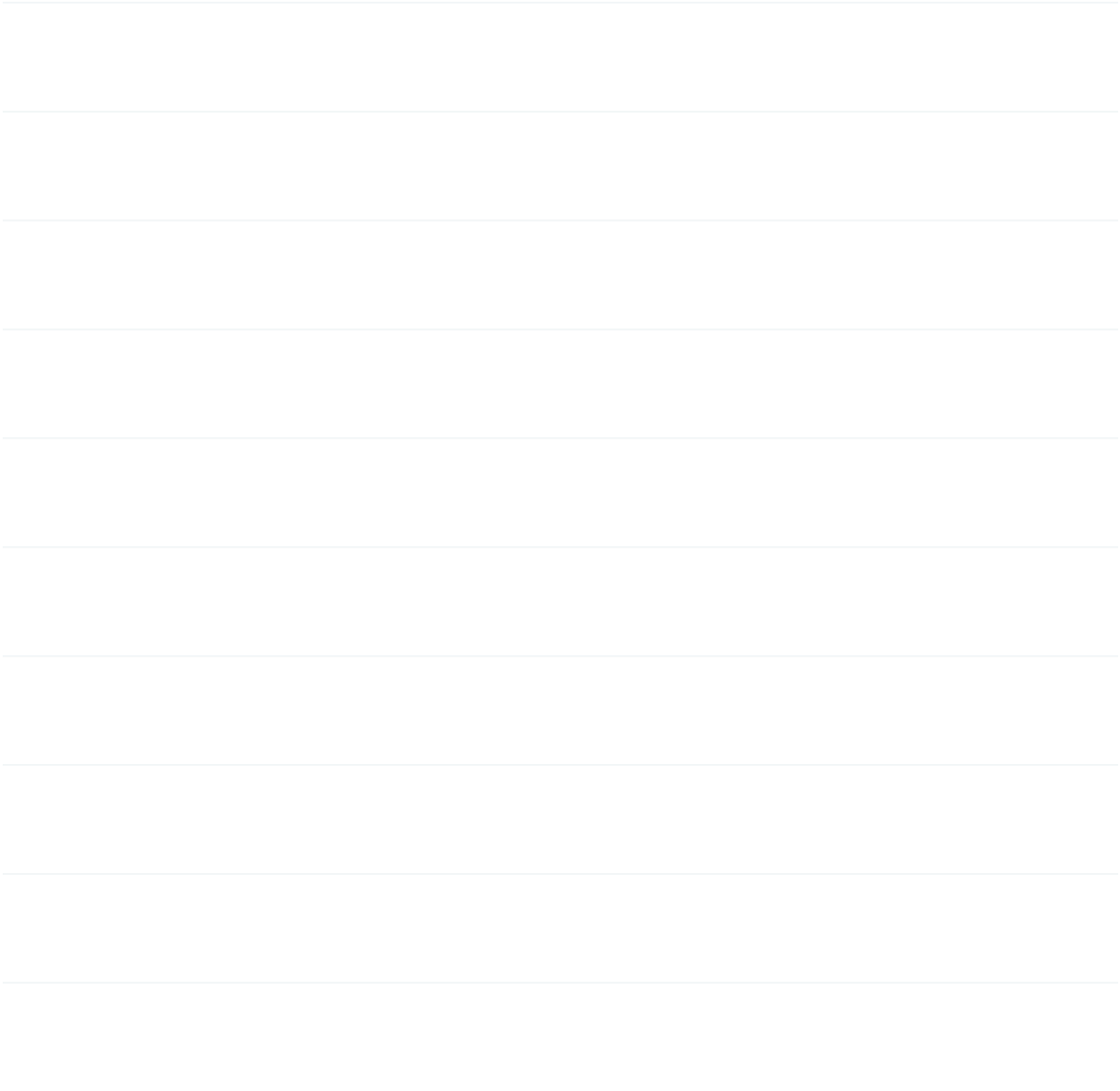




Existing area On-site proposed area Off-site existing area Off-site proposed area Combined



Hedgerow length change (km)



lgerow Species-rich nativeNative hedgerow - Native hedgerow Ecologically Ecologically Native hedgerow Lin
es - hedgerow associated with with trees valuable line of valuable line of trees - associated
d with bank or ditch trees trees with bank or ditch

■ On-site proposed length ■ Off-site proposed length ■ Off-site existing length ■ Combined length



for enhancement or

0.00

Total on-site and off-site baseline
area / length lost

for

Watercourse retention c
(watercourse biodiversit

Watercourse type	Retention capacity (watercourse biodiversity)
1. Main watercourse	1.00
2. Sub-main watercourse	0.90
3. Minor watercourse	0.80
4. Minor watercourse	0.70
5. Minor watercourse	0.60
6. Minor watercourse	0.50
7. Minor watercourse	0.40
8. Minor watercourse	0.30
9. Minor watercourse	0.20
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84. Minor watercourse	0.20
85. Minor watercourse	0.20
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92. Minor watercourse	0.20
93. Minor watercourse	0.20
94. Minor watercourse	0.20
95. Minor watercourse	0.20
96. Minor watercourse	0.20
97. Minor watercourse	0.20
98. Minor watercourse	0.20
99. Minor watercourse	0.20
100. Minor watercourse	0.20

0.90

0.90

0.80

0.70

0.70

0.60

0 50

0.50

0.40

0.30

0.30

0.30

0.20

0.10

0.10

Total on-site and off-site
baseline units retained

Baseline units prop
enhancemer

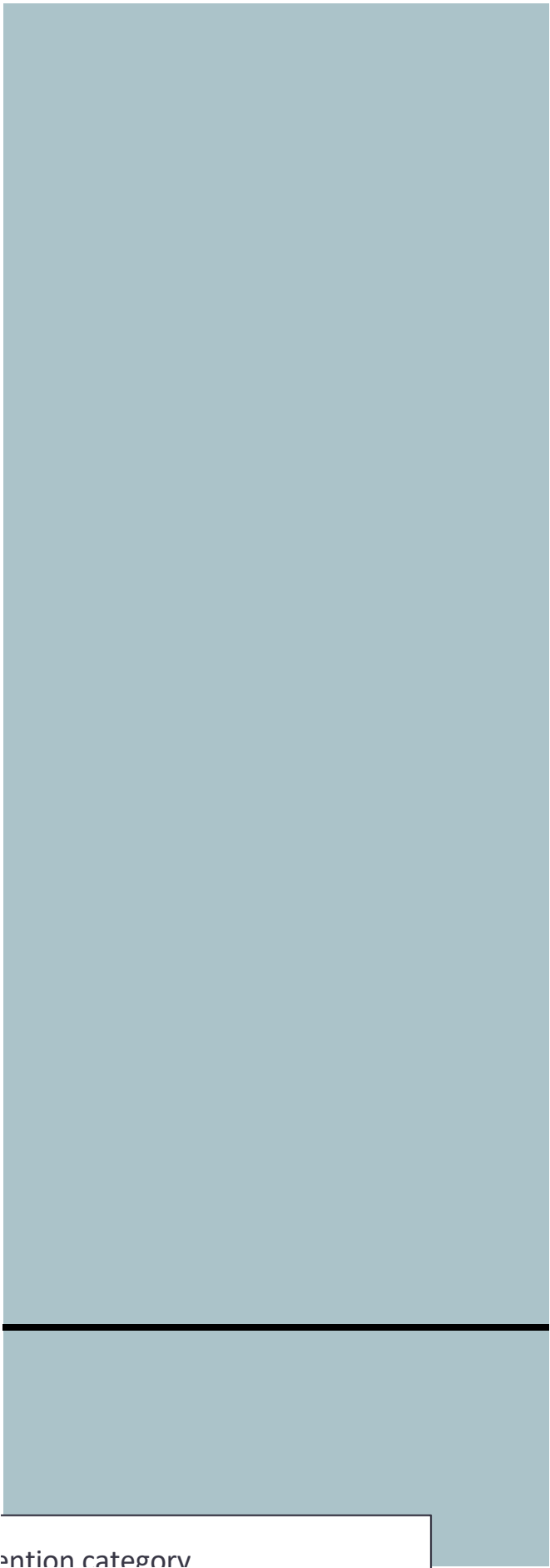
site proposed length

- Off-site existing length

■ Off-site proposed length

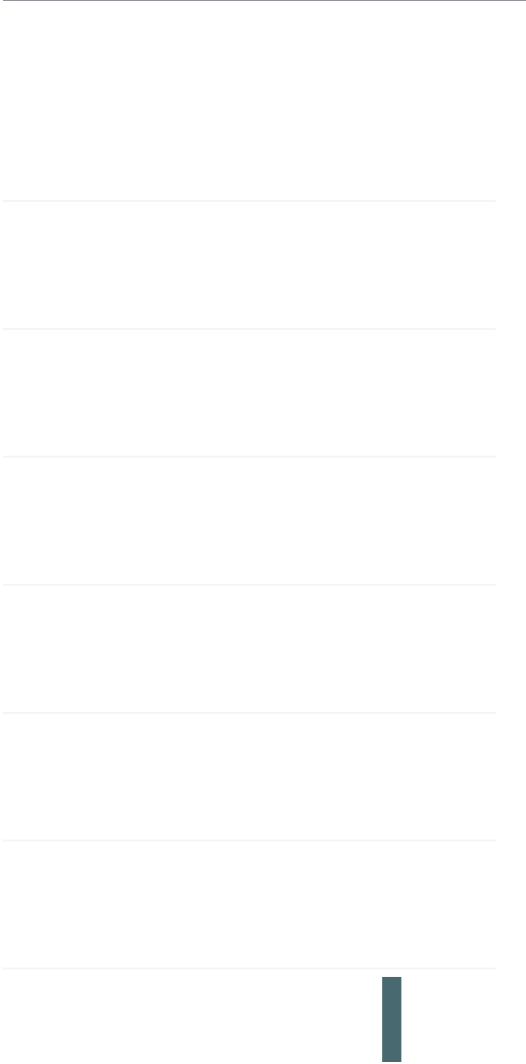
■ Combined length change





ention category

ation category
s)



[illegible]

Category	Units
Proposed for	0.00
Lost	
Total on-site and off-site baseline units lost	

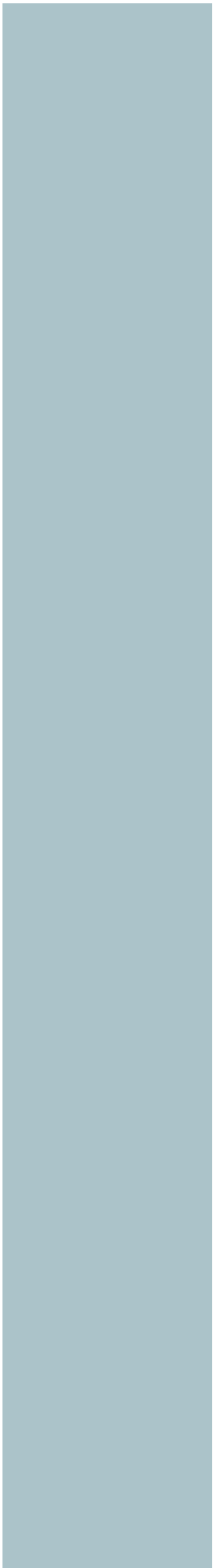
Total on-site and off-site
baseline units lost

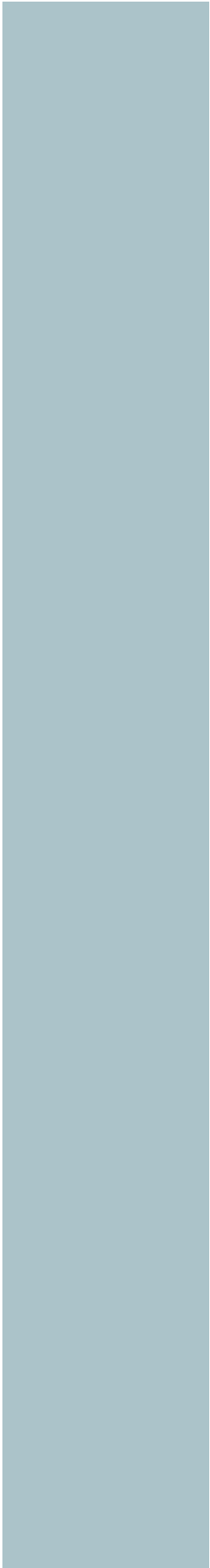
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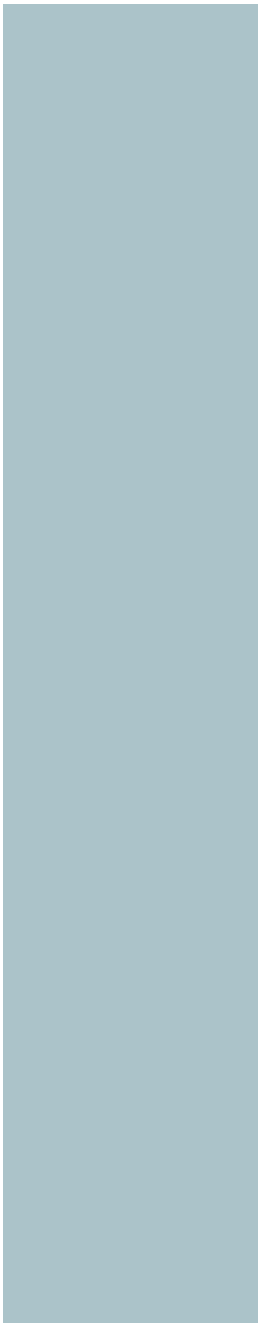
Return to
results
menu

Trading
summary
hedgerows

Trading
summary
Watercourses







Tradin

Distinctiveness Group

Very High

High

Medium

Low

Very High

Habitat group

Grassland - Lowland dry acid grassland

Grassland - Lowland meadows

Grassland - Upland hay meadows

Heathland and shrub - Mountain heaths and willow scrub

Lakes - Aquifer fed naturally fluctuating water bodies

Sparsely vegetated land - Calaminarian grasslands

Sparsely vegetated land - Limestone pavement

Wetland - Blanket bog

Wetland - Depressions on peat substrates (H7150)

Wetland - Fens (upland and lowland)

Wetland - Lowland raised bog

Wetland - Oceanic valley mire[1] (D2.1)

Wetland - Purple moor grass and rush pastures

Wetland - Transition mires and quaking bogs (H7140)

Woodland and forest - Wood-pasture and parkland

Rocky shore - High energy littoral rock - on peat, clay or chalk

Rocky shore - Moderate energy littoral rock - on peat, clay or chalk

Rocky shore - Low energy littoral rock - on peat, clay or chalk

Rocky shore - Features of littoral rock - on peat, clay or chalk

Intertidal sediment - Littoral seagrass on peat, clay or chalk

High Di

Habitat group

Grassland - Traditional orchards

Grassland - Floodplain wetland mosaic and CFGM

Grassland - Lowland calcareous grassland
Grassland - Tall herb communities (H6430)
Grassland - Upland calcareous grassland
Heathland and shrub - Lowland Heathland
Heathland and shrub - Dunes with sea buckthorn (H2160)
Heathland and shrub - Upland heathland
Lakes - High alkalinity lakes
Lakes - Low alkalinity lakes
Lakes - Marl lakes
Lakes - Moderate alkalinity lakes
Lakes - Peat lakes
Lakes - Ponds (priority habitat)
Lakes - Temporary lakes ponds and pools (H3170)
Sparsely vegetated land - Coastal sand dunes
Sparsely vegetated land - Coastal vegetated shingle
Sparsely vegetated land - Inland rock outcrop and scree habitats
Sparsely vegetated land - Maritime cliff and slopes
Urban - Open mosaic habitats on previously developed land
Wetland - Reedbeds
Woodland and forest - Felled
Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland
Coastal lagoons - Coastal lagoons
Rocky shore - High energy littoral rock
Rocky shore - Moderate energy littoral rock
Rocky shore - Low energy littoral rock
Rocky shore - Features of littoral rock
Intertidal sediment - Littoral mud
Intertidal sediment - Littoral mixed sediments
Coastal saltmarsh - Saltmarshes and saline reedbeds
Intertidal sediment - Littoral biogenic reefs - Mussels
Intertidal sediment - Littoral biogenic reefs - Sabellaria
Intertidal sediment - Features of littoral sediment
Intertidal sediment - Littoral muddy sand
Intertidal sediment - Littoral seagrass



Medium I

Habitat group

Cropland - Arable field margins cultivated annually
Cropland - Arable field margins game bird mix
Cropland - Arable field margins pollen and nectar
Cropland - Arable field margins tussocky
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Upland acid grassland
Heathland and shrub - Blackthorn scrub
Heathland and shrub - Bramble scrub
Heathland and shrub - Gorse scrub
Heathland and shrub - Hawthorn scrub
Heathland and shrub - Willow scrub
Heathland and shrub - Hazel scrub
Heathland and shrub - Mixed scrub
Lakes - Ponds (non-priority habitat)
Lakes - Reservoirs
Sparsely vegetated land - Other inland rock and scree
Urban - Cemeteries and churchyards
Urban - Biodiverse green roof
Individual trees - Urban tree
Individual trees - Rural tree
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Intertidal sediment - Littoral coarse sediment
Intertidal sediment - Littoral sand
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)



Low Distinctivene	
Habitat group	
Cropland - Cereal crops	
Cropland - Horticulture	
Cropland - Intensive orchards	
Cropland - Non-cereal crops	
Cropland - Temporary grass and clover leys	
Cropland - Winter stubble	
Grassland - Modified grassland	
Grassland - Bracken	

Heathland and shrub - Rhododendron scrub
Lakes - Ornamental lake or pond
Sparsely vegetated land - Ruderal/ephemeral
Sparsely vegetated land - Tall forbs
Urban - Bioswale
Urban - Bare ground
Urban - Allotments
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Ground level planters
Urban - Other green roof
Urban - Intensive green roof
Urban - Introduced shrub
Urban - Rain garden
Urban - Actively worked sand pit quarry or open cast mine
Urban - Sustainable drainage system
Urban - Vacant or derelict land
Urban - Vegetated garden
Woodland and forest - Other coniferous woodland
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds
Intertidal sediment - Artificial littoral coarse sediment
Intertidal sediment - Artificial littoral mud
Intertidal sediment - Artificial littoral sand
Intertidal sediment - Artificial littoral muddy sand
Intertidal sediment - Artificial littoral mixed sediments
Intertidal sediment - Artificial littoral seagrass
Intertidal sediment - Artificial littoral biogenic reefs
Intertidal hard structures - Artificial hard structures
Intertidal hard structures - Artificial features of hard structures
Heathland and shrub - Other sea buckthorn scrub



Trading Rule

Bespoke compensation likely to be required ✖

Same habitat required =

Same broad habitat or a higher distinctiveness habitat required ($\geq$)

Same distinctiveness or better habitat required $\geq$

Group	On-site unit change	Off-site unit change	Project-wide unit change
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
	0.00	0.00	0.00

stinctiveness

Group	On-site unit change	Off-site unit change	Project-wide unit change
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00

Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	-1.43	0.00	-1.43
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
	-1.43	0.00	-1.43

Distinctiveness

Group	On-site unit change	Off-site unit change	Project wide unit change
-------	---------------------	----------------------	--------------------------

Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	22.96	0.00	22.96
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	-6.41	0.00	-6.41
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Individual trees	-0.91	0.00	-0.91
Individual trees	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	-2.72	0.00	-2.72
Woodland and forest	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00
	12.92	0.00	12.92

SS

Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Grassland	-9.51	0.00	-9.51
Grassland	0.00	0.00	0.00

Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.29	0.00	0.29
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	-0.46	0.00	-0.46
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	4.18	0.00	4.18
Woodland and forest	0.22	0.00	0.22
Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
	-5.28		-5.28

Trading Satisfied?
Yes ✓
No ▲
No ▲
Yes ✓

Unit losses
0.00

Losses not yet accounted for

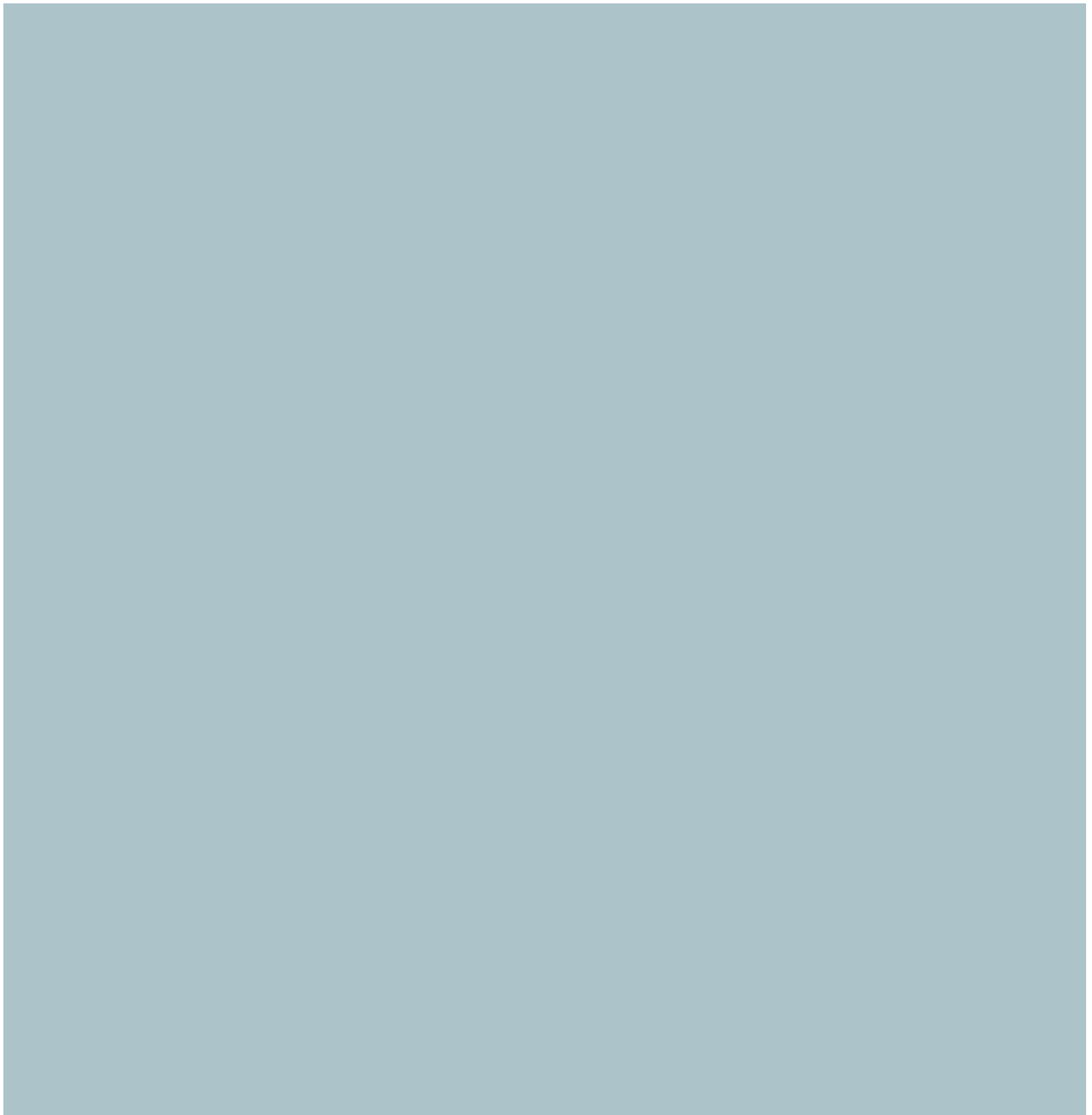
Very High Distinctiveness Summary
Very High Distinctiveness Units available to offset lower distinctiveness deficit

High Distinctiveness Summary
High Distinctiveness Units available to offset lower distinctiveness deficit
Unit Deficit; Like for like not satisfied

0.00
22.96
-6.41
0.00
0.00
0.00
-0.91
-2.72
0.00

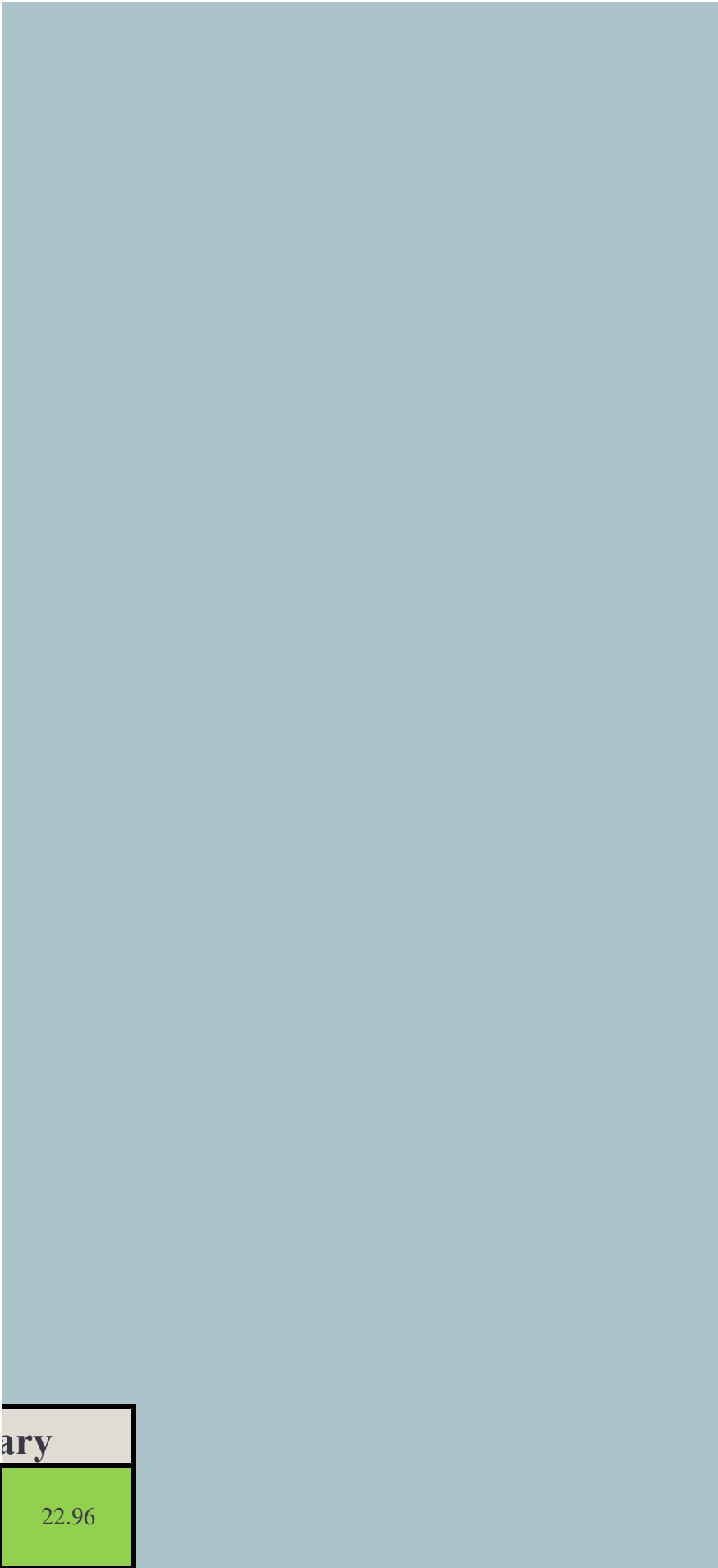
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit
Cumulative surplus of units

Low Distinctiveness Summary
Low Distinctiveness net change in units
Cumulative surplus of units



ary
0.00

y
0.00
-1.43



ary	
22.96	

-10.04
-10.04
12.92

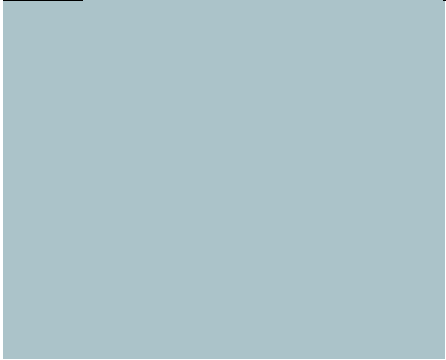
-5.28
7.64



Project Name: Ston	
Condense / Show C	
Main Menu	
Ref	Broad Habitat
1	Urban
2	Grassland
3	Grassland
4	Woodland and forest

5	Woodland and forest
6	Heathland and shrub
7	Urban
8	Woodland and forest
9	Urban
10	Grassland
11	Individual trees

12	Urban
13	



Arthes Hall Student Village, Kirkburton

Map Reference:

A-1 On-Site Habitat Baseline

Columns

Condense / Show Rows

Instructions

Existing area habitats	
Habitat Type	Area (hectares)
Developed land; sealed surface	4.19
Modified grassland	2.589
Other neutral grassland	0.298
Lowland mixed deciduous woodland	1.921

Other woodland; broadleaved	0.35
Mixed scrub	0.728
Introduced shrub	0.208
Other coniferous woodland	0.239
Artificial unvegetated, unsealed surface	0.12
Modified grassland	1.657
Urban tree	0.8428

Allotments	0.09
Total habitat area	13.23
Site Area (Excluding area of Individual trees and Green walls)	12.39
M² to hectares conversion tool:	Select a unit

Area habitat sur	
Total Net Unit Change	
Total Net % Change	
Trading Rules Satisfied	

Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
V.Low	0	N/A - Other	0
Low	2	Poor	1
Medium	4	Moderate	2
High	6	Moderate	2

Medium	4	Moderate	2
Medium	4	Moderate	2
Low	2	Condition Assessment N/A	1
Low	2	Poor	1
V.Low	0	N/A - Other	0
Low	2	Poor	1
Medium	4	Moderate	2

Low	2	Good	3



Hectares	M²

Summary
6.21
10.86%
No - check trading summaries ▲

Strategic significance		
Strategic significance	Strategic significance	Strategic Significance multiplier
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Formally identified in local strategy	High strategic significance	1.15

Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Formally identified in local strategy	High strategic significance	1.15
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1

Formally identified in local strategy	High strategic significance	1.15

Required Action to Meet Trading Rules	Ecological baseline
	Total habitat units
Compensation Not Required	0.00
Same distinctiveness or better habitat required $\geq$	5.70
Same broad habitat or a higher distinctiveness habitat required ($\geq$)	2.62
Same habitat required =	26.51

Retention ca		
Area retained	Area enhanced	Baseline units retained
0.496	0	0.00
0	0	0.00
0	0	0.00
0	1.681	0.00

Same broad habitat or a higher distinctiveness habitat required ($\geq$)	3.08		0	0	0.00
Same broad habitat or a higher distinctiveness habitat required ($\geq$)	6.41		0	0	0.00
Same distinctiveness or better habitat required $\geq$	0.46		0	0	0.00
Same distinctiveness or better habitat required $\geq$	0.53		0	0.239	0.00
Compensation Not Required	0.00		0	0	0.00
Same distinctiveness or better habitat required $\geq$	3.81		0	1.527	0.00
Same broad habitat or a higher distinctiveness habitat required ($\geq$)	7.42		0	0	0.00

Same distinctiveness or better habitat required $\geq$	0.62	0.09	0	0.62
	57.15	0.59	3.45	0.62

Total area lost (excluding area of I trees and Green walls)



Category biodiversity value			Bespoke compensation agreed for unacceptable losses
Baseline units enhanced	Area habitat lost	Units lost	
0.00	3.69	0.00	
0.00	2.59	5.70	
0.00	0.30	2.62	
23.20	0.24	3.31	

0.00	0.35	3.08	
0.00	0.73	6.41	
0.00	0.21	0.46	
0.53	0.00	0.00	
0.00	0.12	0.00	
3.51	0.13	0.30	
0.00	0.84	7.42	

0.00	0.00	0.00	
27.24	9.20	29.29	

Individual	8.36
------------	------



User comments

Total area of existing buildings, roads and other hardstanding. Habitat is of very low distinctiveness and no condition assessment is applicable. Strategic significance set to Medium given site location and proximity to local habitat networks. 0.496ha of surrounding main access road included as retained as existing.

Areas of species poor modified amenity grassland throughout the site. Assessed as of Poor condition, failing the critical criteria A in relation to species diversity. Medium strategic significance and assumed to be entirely lost.

Localised areas of other neutral grassland in the south-west of the site which are distinct from the modified grassland areas. Due to species poor nature and stands of undesirable tall ruderal herb species indicating sub-optimal conditions, grouped here as of Poor condition. Medium strategic significance and assumed to be entirely lost.
--

Boundary mature woodland areas which are assessed to represent Lowland Mixed Deciduous Woodland Priority Habitat. Grouped as of Moderate condition in accordance with Metric condition assessment criteria, with the value reduced by the presence of frequent invasive Rhododendron, and other indicators of sub-optimal conditions including Cherry Laurel. Areas are required to be lost to enable development, however, retained woodland to be enhanced through bringing into long-term management. Strategic significance is High as areas formally identified in Local Plan as part of habitat network.
--

Localised area of woodland at the south-western boundary of the site which is distinct from the other areas, being far younger in nature and only approximately 15-20 years old based on Google Earth imagery. Assessed as not representing Priority Habitat therefore included as Other Broadleaf Woodland and is of Moderate condition. Area to be lost to enable development.
Localised areas of mixed scrub vegetation around the site boundaries. Assessed as of Moderate condition in accordance with condition assessment criteria. Area to be lost to enable development.
Localised areas of ornamentally planted shrub vegetation throughout central areas of the site. Habitat is of low distinctiveness and no condition assessment is applicable. Area to be lost to enable development.
Area of coniferous woodland to the east of the main Storthes Hall site. Due to the dominance of coniferous species, young nature and lack of a range of age classes, and abundance of invasive Rhododendron in the understorey, is assessed as of Poor condition. To be retained and enhanced through bringing into long-term management.
Localised area of cleared and regularly disturbed bare ground within the coniferous woodland to the east. Habitat is of very low distinctiveness and no condition assessment is applicable. Area to be lost to new habitat creation (i.e. woodland planting).
Field of species-poor modified grassland to the east of the main Storthes Hall site. Assessed as of Poor condition as it fails the critical criteria in relation to species diversity. Area is to be enhanced to meadow grassland to include wetland/suds area, with the exception of a 0.13ha area to be lost to new LEAP. Strategic significance is set to High as identified as part of Local Plan habitat network.
Total of 87 individual trees within central areas of the main site which are to be lost to permit development. Area calculated using the Tree Helper on the Main Menu tab, with a split of 15 Medium sized trees and 72 Small trees based on the size reported in the separately submitted Tree Survey report. Grouped here as of Moderate condition as the most appropriate overall. Strategic significance as Medium as above.

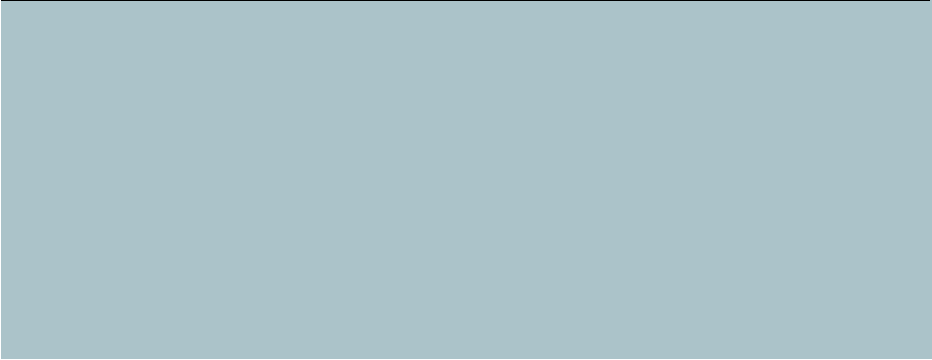
Area at the west of the species-poor modified grassland to the east of the main Storthes Hall site which has existing Allotments. Assessed as in Good condition meeting all 3 assessment criteria(i.e. diversity of habitats, species and absence of invasives). Will be retained as existing. Strategic signifiacnce is set to High as idenitified as part of Local Plan habitat network.





Comments	
Consenting body comments	GIS reference number

[illegible]



Name: Storthes Hall Stud

Condense / Sh

Main M

Broad Habitat

Urban

Urban

Grassland

Individual trees

Woodland and forest

Urban



A-2 On-Site Habitat Creation

ow Columns

Condense / Show Rows

Menu

Instructions

Proposed habitat

Developed land; sealed surface

Vegetated garden

Other neutral grassland

Urban tree
Other woodland; broadleaved
Bare ground
Total habitat area
Site Area (Excluding area of Individual trees and Green walls)
M² to hectares conversion tool:

Area habitat summary	
Total Net Unit Change	
Total Net % Change	
Trading Rules Satisfied	
Area Check (excluding individual trees and green walls)	

Area (hectares)	Distinctiveness		Condition	
	Distinctiveness	Score	Condition	Score
4.592	V.Low	0	N/A - Other	0
1.968	Low	2	Condition Assessment N/A	1
1.6	Medium	4	Moderate	2

1.934	Medium	4	Moderate	2
0.07	Medium	4	Moderate	2
0.13	Low	2	Poor	1
10.29				

8.36

Select a unit	Hectares	M²

nary
6.21
10.86%
No - check trading summaries ▲
Area Acceptable ✓

Strategic significance		
Strategic significance	Strategic significance	Strategic position multiplier
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1

Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1
Formally identified in local strategy	High strategic significance	1.15





Post development/ post intervention habitats

Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
0	0	0
1	0	0
5	0	0

27	0	0
15	0	0
1	0	0

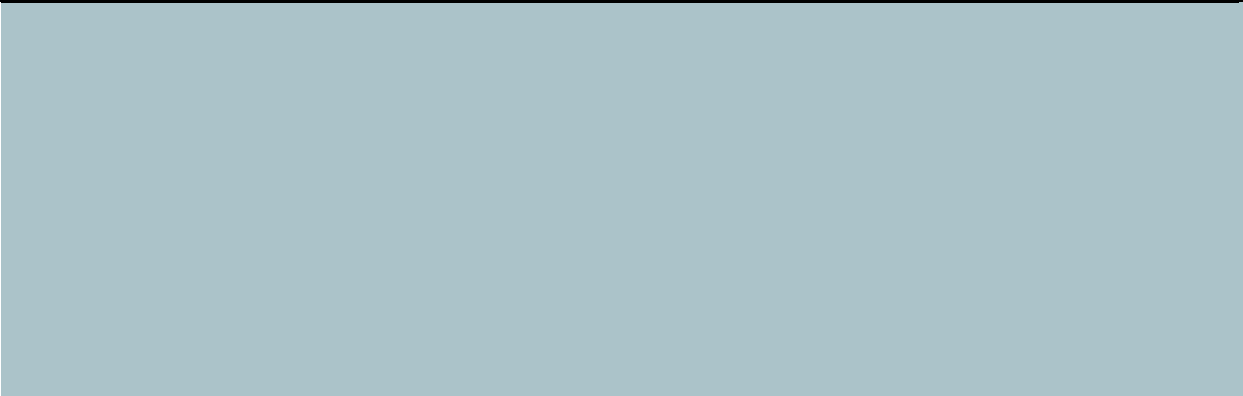




Temporal multiplier

Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier
Standard time to target condition applied	0	1.000
Standard time to target condition applied	1	0.965
Standard time to target condition applied	5	0.837

Standard time to target condition applied	27	0.382
Standard time to target condition applied	15	0.586
Standard time to target condition applied	1	0.965

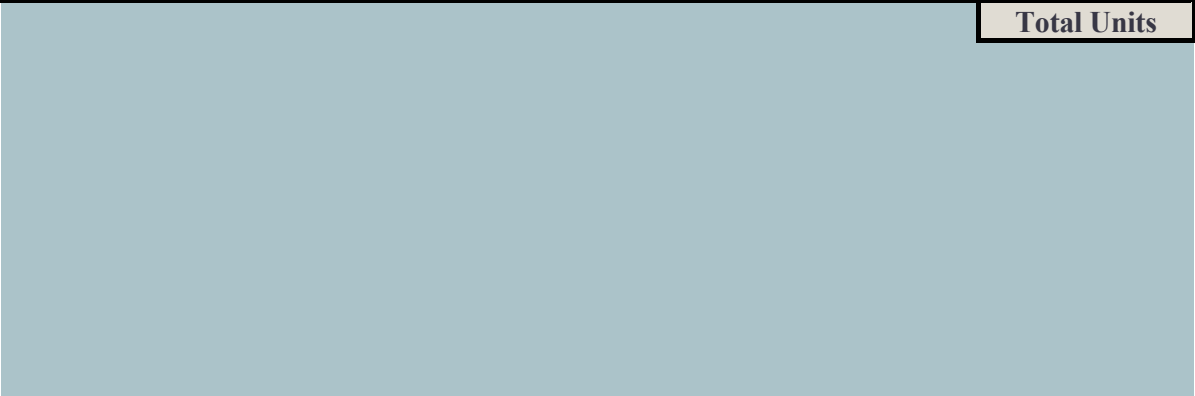


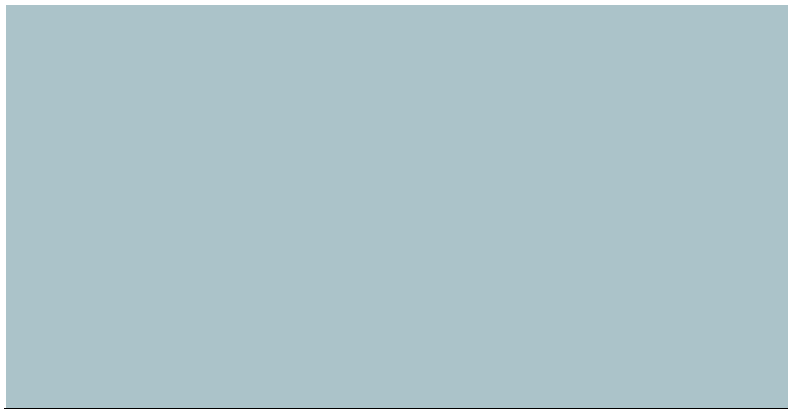


Difficulty multipliers

Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied
Low	Standard difficulty applied	Medium	0.67
Low	Standard difficulty applied	Low	1
Low	Standard difficulty applied	Low	1

Low	Standard difficulty applied	Low	1
Low	Standard difficulty applied	Low	1
Low	Standard difficulty applied	Low	1
			Total Units





Habitat units delivered	Cor
	User comments
0.00	Total area of proposed development area including roads, buildings, and other sealed surface. Habitat is of very low distinctiveness and no condition assessment is applicable. Medium strategic significance as per baseline habitats. In accordance with the Metric User Guide, where detailed Landscape informaiton is not available, 70% of residential development area should be allocated to this habitat type (with 30% to vegetated garden as below).
4.18	Total area of new garden habitats associated with new residenital housing (i.e. 30% of residential development area). Habitat is of Low distinctiveness and no condition assessment is applicable due to lack of control on future management. Strategic significance set to Medium as per baseline habitats.
11.78	Proposed Public Open Space areas and other localised areas around the boundaries of the proposed development areas (i.e. buildings, gardens, roads) which in the absence of detailed planting plans are assumed to be seeded with a meadow grassland seed mix. Other Neutral Grassland deemed an appropriate habitat type and with long-term management to maximise biodiversity value, but recognising pressures from location and use, and uncertainty on habitat type, Moderate condition deemed appropriate. Strategic significance to remain as Medium.

6.50	Total of 91 proposed trees illustrated on the Indicative Masterplan. Area calculated using the Main Menu tree helper inputting 48 medium sized trees and 43 small trees. This is based on the assumption that the 43 trees lining the main central avenue, plus those five trees within the land to the south-east, are of Medium size and those others scattered lining side roads are Small. Moderate condition deemed feasible and realistic with appropriate management including ensuring successful establishment and maintenance in the long-term. Strategic significance Medium as per baseline habitats.
0.36	Existing area of cleared bare ground associated with the coniferous woodland to the east. Assumed this can be planted up with broadleaf woodland planting, and managed in the long-term to maximise biodiversity value. Other broadleaf woodland of Moderate condition is realistic and achievable. Strategic significance Medium as per baseline habitats.
0.29	New LEAP area within the field to the east of the main site. Included here as Bare Ground as the most appropriate habitat type, and considering it will likely not be managed to maximise biodiversity value, given a target of Poor condition. Strategic significance to remain as High as per the baseline of this area.
23.11	

nments	
Consenting body comments	GIS reference number

[illegible]

A-3 On-Site Habitat Enhancement

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Baseline ref	Baseline habitat	Total habitat area (hectares)
4	Woodland and forest - Lowland mixed deciduous woodland	1.921
8	Woodland and forest - Other coniferous woodland	0.239
10	Grassland - Modified grassland	1.657





Baseline habitats

Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score
High	6	Moderate	2
Low	2	Poor	1
Low	2	Poor	1







Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units
High strategic significance	1.15	26.51
Medium strategic significance	1.1	0.53
High strategic significance	1.15	3.81





	Propo
Required Action to Meet Trading Rules	Proposed Broad Habitat
Same habitat required =	Woodland and forest
Same distinctiveness or better habitat required $\geq$	Woodland and forest
Same distinctiveness or better habitat required $\geq$	Grassland



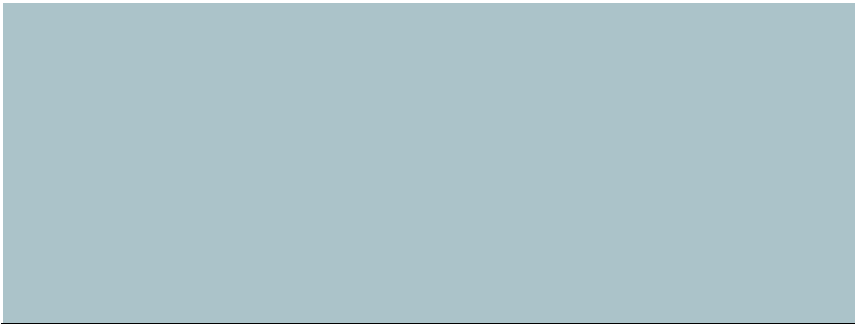
Area habitat s
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied
osed Habitat (Pre-populated but can be overridden)
Proposed habitat
Lowland mixed deciduous woodland
Other coniferous woodland
Other neutral grassland



summary
6.21
10.86%
No - check trading summaries ▲

Change in distinctiveness and condition		Area (hectares)
Distinctiveness change	Condition change	
High - High	Moderate - Good	1.681
Low - Low	Poor - Moderate	0.239
Low - Medium	Lower Distinctiveness Habitat - Good	1.527
Total habitat area		3.45



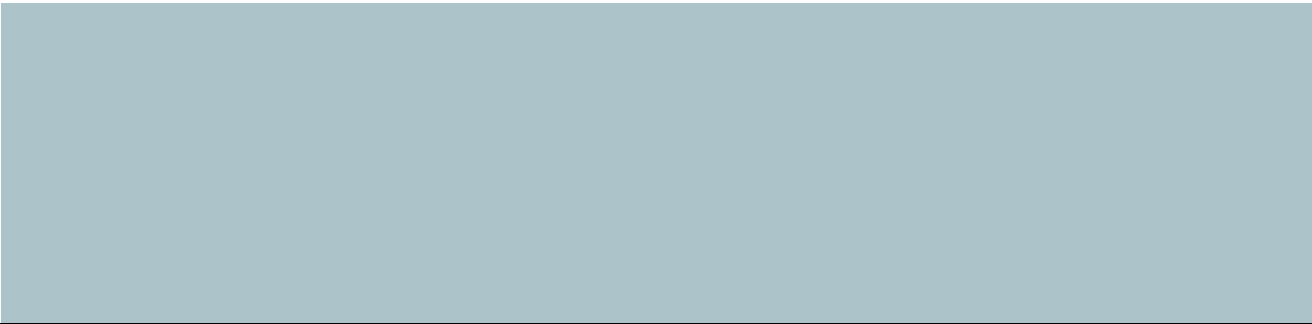


Post

Distinctiveness	Score	Condition	Score
High	6	Good	3
Low	2	Moderate	2
Medium	4	Good	3





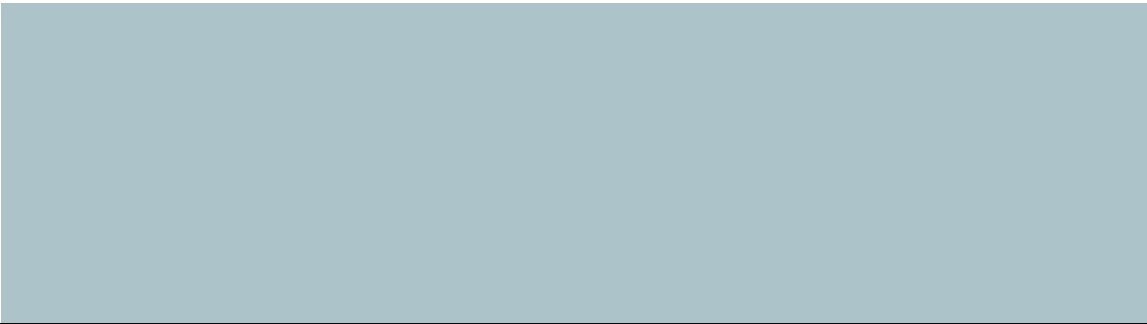


development/ post intervention habitats

Strategic significance			
Strategic significance	Strategic significance	Strategic position multiplier	Standard time to target condition (years)
Formally identified in local strategy	High strategic significance	1.15	20
Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	25
Formally identified in local strategy	High strategic significance	1.15	15





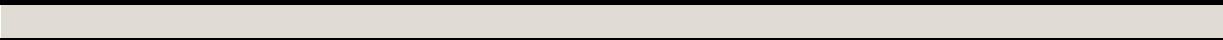
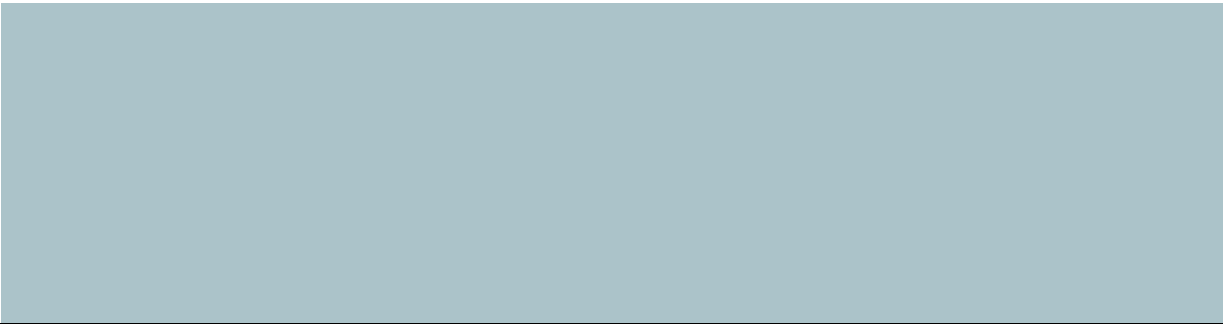


Temporal risk multiplier

Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition
0	0	Standard time to target condition applied
0	0	Standard time to target condition applied
0	0	Standard time to target condition applied







		Difficulty risk multiplier	
--	--	----------------------------	--

Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier
20	0.490	High	Standard difficulty applied
25	0.410	Low	Standard difficulty applied
15	0.586	Low	Standard difficulty applied





Habitat enhancement opportunities		Habitat units delivered	Comments
Final difficulty of enhancement	Difficulty multiplier applied		
High	0.33	25.07	Retained areas of boundary mature woodland which is to be brought into long-term management to maximise biodiversity value, including removal and control of invasive species including Rhododendron, and woodland management to include annual monitoring, selective felling, maintenance of deadwood features etc. Considered realistic to increase from Moderate to Good condition.
Low	1	0.74	Coniferous woodland to the east which is also to be brought into long-term woodland management and increase from Poor to Moderate condition deemed realistic and achievable.
Low	1	13.80	Area of modified grassland to the east of the main Storthes Hall site which is to be utilised as a habitat enhancement area with meadow and SUDs creation. Other neutral grassland is deemed appropriate and realistic habitat to group these habitats in, as higher value grassland such as Lowland Meadow may overvalue what is achievable. Grassland of Good condition is realistic with long-term management (i.e. species diversity, varied sward, control of bracken and bramble, monitor and control invasives, maintain localised bare ground etc.). Strategic significance is to remain as High as identified as part of Local Plan habitat network.
		39.62	



