

**Spittal to Loch Buidhe to Beauly 400 kV
OHL Connection
Environmental Impact Assessment
Volume 5 | Technical Appendix**

**Appendix 8.8 | Biodiversity Net Gain
Assessment Report**

July 2025



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1. EXECUTIVE SUMMARY

- 1.1.1 Scottish and Southern Electricity Networks Transmission (SSEN Transmission) (the Applicant) has a business commitment for all projects gaining consent to deliver a 10% Biodiversity Net Gain (BNG). This is aligned to the Highland Council's requirement for a minimum 10% biodiversity enhancement for Major, National and EIA-scale Development. In line with the requirements and guidance of Policy 3 of the Scottish Government's National Planning Framework 4 (2023) (NPF4), developers are obligated to ensure projects leave nature in a 'demonstrably better state than without intervention'.
- 1.1.2 This report details the BNG assessment undertaken for the proposed Spittal to Loch Buidhe to Beaully 400 kV OHL Connection Project (the Proposed Development).
- 1.1.3 The report sets out the results of the BNG calculations and the approach to delivering on SSEN Transmission's BNG commitments for the Proposed Development. The SSEN Biodiversity Project Toolkit Excel Sheet was used to produce the BNG calculations for the Proposed Development Site.
- 1.1.4 This report includes:
- A calculation of baseline Biodiversity Units (BU) for the Proposed Development following the guidance outlined within SSEN Transmission's BNG Toolkit User Guide;
 - A prediction of the post development on-site BU;
 - A qualitative assessment against the BNG Good Practice Principles (see **Annex A: Good practice principles for biodiversity net gain**); and
 - Details of the required habitat creation or enhancements required to achieve biodiversity enhancements.
- 1.1.5 The non-irreplaceable baseline BU for habitat within the Proposed Development are 6,555 BU. The predicted post-development BU are 2,998 BU, meaning that the Proposed Development is predicted to result in a 54% net loss.
- 1.1.6 The non-irreplaceable baseline Linear Watercourse Units (LU (W)) within the Proposed Development are 29 LU (W). The predicted post-development LU (W) are 6 LU (W), meaning that the Proposed Development is predicted to result in a 78% net loss.
- 1.1.7 Due to the 3-year assumed construction timeline, and in the absence of active management, it is assumed within this assessment that non-irreplaceable habitats (excluding woodlands) will establish through natural regeneration to a Poor condition. It should be noted that this is a worst-case, precautionary assumption and the Applicant is actively investigating methods to improve the outcome.
- 1.1.8 **Annex C: SSEN Transmission's biodiversity net gain and irreplaceable habitat off-site strategy for Spittal to Beaully 400kV OHL** sets out SSEN Transmission's methodology for off-site BNG and irreplaceable habitats following application of the mitigation hierarchy throughout the development's routing and design process. It also provides an overview of the approach taken to mitigate the impact within designated sites.
- 1.1.9 The Proposed Development will impact irreplaceable habitats, and the assessment for irreplaceable habitats is included in **Annex B: Biodiversity Net Gain Assessment Report – Irreplaceable Habitat Supplement**.
- 1.1.10 The Proposed Development approach to the assessment of Biodiversity Net Gain is included in **Annex D: Approach to Biodiversity Net Gain**.
- 1.1.11 An outline Habitat Management Plan is included in **Annex E: Outline Habitat Management Plan**.

2. INTRODUCTION

2.1 Background of the Proposed Development

- 2.1.1 Environmental Resources Management Ltd (ERM) was commissioned by Scottish and Southern Electricity Networks Transmission (SSEN Transmission) to undertake a Biodiversity Net Gain (BNG) assessment for the Spittal to Loch Buidhe to Beaully (SLBB) 400 Kilovolt (kV) Overhead Line (OHL) Connection, hereafter referred to as the 'Proposed Development'.
- 2.1.2 SSEN Transmission (the Applicant) has a business commitment to ensure all projects gaining consent result in a 10% BNG. This is aligned to the Highland Council's requirement for a minimum 10% biodiversity enhancement for Major, National and EIA-scale Development¹. The requirements and guidance of Policy 3 of the Scottish Government's National Planning Framework 4 (2023) (NPF4)², developers are obligated to ensure projects leave nature in a '*demonstrably better state than without intervention*'.
- 2.1.3 The Applicant, owns, operates, develops and maintains the high voltage electricity transmission system in the north of Scotland and islands.
- 2.1.4 The Proposed Development will comprise the construction and operation of a new double circuit steel structure 400 kV OHL to connect into new substation sites at Spittal, Loch Buidhe and Beaully.
- 2.1.5 The Applicant is seeking deemed planning permission under Section 57(2) of the Town and Country Planning (Scotland) Act 1997³ for the construction and operation of the OHL and carrying out ancillary works. These ancillary works will include installation of temporary and permanent access tracks, tree and vegetation clearance and rationalisation and crossings of the existing transmission network section (further detail on the Proposed Development introduction and background can be found in **Volume 2, Chapter 1: Introduction and Background**).

2.2 Scope of this Report

- 2.2.1 The Applicant commissioned ERM to undertake a BNG assessment of the Proposed Development using the SSEN Biodiversity Project Toolkit (the 'Toolkit') to assess the biodiversity net gains or losses resulting from the impacts of the Proposed Development.
- 2.2.2 This Technical Appendix sets out the results of the BNG assessment for the Proposed Development⁴ and the approach to delivering on SSEN Transmission's BNG commitments. This report identifies the baseline biodiversity measured in Biodiversity Units (BU), and the predicted post development BU, to assess the Proposed Development's predicted ability to achieve enhancement in line with SSEN Transmission's 10% net

¹ The Highland Council (2024) Biodiversity Enhancement Planning Guidance. [Online] Available at: <https://www.highland.gov.uk/info/1210/environment/68/biodiversity/2>

² National Planning Framework 4 (2023) [Online] Available at: <https://www.gov.scot/publications/national-planning-framework-4/>.

³ UK Government (1997). Town and Country Planning (Scotland) Act 1997.

⁴ Based on the Proposed Development design plan 2c-v4 for the Southern Alignment and p06 for the Northern Alignment and forestry felling information available on the 4th June 2025.

gain commitment and achieve positive effects for biodiversity based on the assumptions on habitat regeneration discussed in the following sections.

2.3 Site Location and Description

2.3.1 The Proposed Development extends 171 kilometres (km) north from the village of Beaully, located west of Inverness, to the hamlet of Spittal in Caithness, in the north of Scotland. The Proposed Development has been split into five sections along the route, listed below:

- Section A: Spittal to Brora;
- Section B: Brora to Loch Buidhe;
- Section C: Loch Buidhe to Dounie;
- Section D: Dounie to Near Strathpeffer; and
- Section E: Near Strathpeffer to Beaully.

2.3.2 A full description of the site location and section-specific information can be found in **Volume 2, Chapter 3: Project Description**. The location of the Proposed Development is shown in **Volume 3, Figure 1.1: Overview of the Proposed Development**.

2.4 Legislation, Policy and Guidance

2.4.1 Section 1 of the Nature Conservation (Scotland) Act 2004⁵ (as amended) places a duty on all public bodies and officeholders in Scotland to further the conservation of biodiversity when carrying out their functions in so far as is consistent with the proper exercise of those functions. This duty applies to the Energy Consents Unit and planning authorities in their functions as competent authorities, and to SSEN Transmission as a statutory undertaker. Section 3A of the Town & Country Planning (Scotland) Act 1997^[6] (as amended) requires that an outcome of the National Planning Framework is securing positive effects for biodiversity.

2.4.2 National Planning Framework 4 (NPF4) requires significant biodiversity enhancements to be provided in addition to any proposed mitigation stating that for national or major development *“Development proposals for national or major development that require an Environmental Impact Assessment will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks, so that they are in a demonstrably better state than without intervention. This will include future management. To inform this, best practice assessment methods should be used.”*

2.4.3 A biodiversity site assessment was undertaken early in the Proposed Development design to inform the site selection process based on the habitats identified through this assessment. The Proposed Development was selected and developed via an iterative design process as described in **Volume 2, Chapter 4: The Routeing Process and Alternatives**.

2.4.4 The mitigation hierarchy, as presented in NPF4, has been applied to avoid impacts to biodiversity, where avoidance is not possible, these impacts have been minimised. This is aligned to the Scottish Government’s NPF4 Policy 3 for proposed developments to contribute to biodiversity enhancement.

- Avoid – by removing the impact at the outset;
- Minimise – by reducing the impact;
- Restore – by repairing damaged habitats; and

⁵ Scottish Government. Nature Conservation (Scotland) Act 2004. [Online] Available at: [Nature Conservation \(Scotland\) Act 2004](#).

- Offset – by compensating for the residual impact that remains, with preference to on-site over off-site measure.

2.4.5 The approach to mitigation is described in **Volume 2, Chapter 5: EIA Process and Methodology**.

3. METHODOLOGY

3.1 Area and Surveys

Desk Based Assessment

3.1.1 The following datasets were reviewed to inform this assessment:

- The NatureScot SiteLink⁶ and Scottish Government open-source data sets⁷;
- European Union habitats listed under Annex I of the Habitats Directive⁸;
- UK Biodiversity Action Plan (UK BAP) Priority Habitats⁹;
- The Scottish Biodiversity List (SBL)¹⁰;
- The Highland Nature: Biodiversity Action Plan (BAP)¹¹;
- Highland Forest and Woodland Strategy¹²; and
- The Scottish Biodiversity Strategy to 2045¹³.

Field Surveys

3.1.2 The 'Survey Area' comprised a 700 m survey corridor around the OHL alignment. UKHabitat (UKHab) surveys were undertaken by ERM within the Survey Area. This data has been used to inform the BNG assessment.

3.1.3 Surveys were based on the methods described in the UK Habitat Classification User Manual¹⁴ and the Joint Nature Conservation Committee (JNCC) Handbook for Phase 1 Habitat Survey¹⁵, as extended for use in Environmental Assessment¹⁶. UKHab Version 2.0¹⁷ was used to assign the alphanumeric UKHab habitat classification codes which are presented in this report. Mapped habitats are presented in **Volume 3, Figure 8.2 to 8.3**.

3.1.4 Most of the survey was carried out between April and October 2024. Limited additional survey was undertaken in January and February 2025 to assess new areas resulting from design updates, including consideration of the access requirements for the construction and operation of the Proposed Development. For further detail on survey methods, survey areas and limitations please refer to **Volume 5, Appendix 8.3: Habitat Technical Report: Section 2**.

⁶ NatureScot: Site Link. [Online] Available at: <https://sitelink.nature.scot/home>.

⁷ SpatialData.gov.scot Metadata Portal. [Online] Available at: <https://spatialdata.gov.scot/geonetwork/srv/eng/catalog.search#/home>.

⁸ European Commission (2013) Interpretation Manual of European Union Habitats. [Online] Available at: https://environment.ec.europa.eu/topics/nature-and-biodiversity/habitats-directive_en.

⁹ UK BAP Priority Habitats. [Online] Available at: <https://jncc.gov.uk/our-work/uk-bap-priority-habitats/#list-of-uk-bap-priority-habitats>.

¹⁰ NatureScot (2010). Scottish Biodiversity List. [Online] Available at: <https://www.nature.scot/doc/scottish-biodiversity-list>.

¹¹ The Highland Council (2024). Biodiversity Action Plan 2021-2026. [Online] Available at: [Highland Nature Biodiversity Action Plan 2021 to 2026 | Highland Nature Biodiversity Action Plan 2021 – 2026](#).

¹² The Highland Council (2018) Highland Forest and Woodland Strategy. [Online] Available at: [Development guidance - Forest and Woodland Strategy | The Highland Council](#).

¹³ Scottish Government (2024) Scottish Biodiversity Strategy to 2045. [Online] Available at: [Supporting documents - Scottish Biodiversity Strategy to 2045 - gov.scot](#).

¹⁴ Butcher, B., Carey, P., Edmonds, R., Norton, L., and Treweek, J. (2020) UK Habitat Classification User Manual, Version 1.1. UK Habitat Classification Working Group, Stockport. [Online] Available at: <http://eaccountability.co.uk/ukhabworkinggroup-ukhab>.

¹⁵ Joint Nature Conservation Committee (2010) Handbook for Phase 1 Habitat Survey - A Technique for Environmental Audit. With minor corrections addressed in 2016. JNCC, Peterborough. [Online] Available at: <https://hub.jncc.gov.uk/assets/9578d07b-e018-4c66-9c1b-47110f14df2a>.

¹⁶ Institute of Environmental Assessment (1995) Guidelines for Baseline Ecological Assessment, Spon, London.

¹⁷ UKHab Ltd (2023) UK Habitat Classification 2.0. UKHab Ltd, Stockport. [Online] Available at: <https://www.ukhab.org>.

3.1.5 During the UKHab surveys, a habitat condition assessment was undertaken for the habitats within the Site based on the Natural England Biodiversity Metric 3.1 (hereafter referred to as Metric 3.1) Condition Assessment Sheets¹⁸. Each habitat parcel was assigned a condition score (Good, Moderate, Poor, or N/A).

3.1.6 Watercourses within the Proposed Development were mapped from the OS MasterMap data¹⁹. The surface water baseline is presented in **Volume 3, Figure 10.2**.

Evidence of technical competence

3.1.7 Habitat surveys were carried out by suitably qualified and experienced ecologists from ERM (Callum Gilhooley, Aaron Martin Aaron, Heather Green, Sallie Turnbull, Aaron Nugent, Robert Potter, Amelia Hodnett, Monica Wood, Christina Pullan), and their sub-consultants Scotia Ecology (Theo Loizou), Direct Ecology (Victoria Curley, Emma Robson, Kirsty Duncan, Beccy Osborn), and Atmos Consulting (Emilie Michael, David Braidwood, Cathel de Lima Hutchinson, James Wilson, Jonathan Easton).

3.1.8 Surveys within designated sites were largely undertaken by the two most experienced surveyors (Theo Loizou and Robert Potter), with limited supplemental survey by experienced members of the ERM ecology team.

3.2 Approach to Biodiversity Net Gain

3.2.1 A full BNG Assessment was undertaken for the Proposed Development. The Proposed Development is defined within **Volume 2, Chapter 3: Project Description**. The baseline UK Habitat classifications and infrastructure included in the BNG assessment are presented in **Annex F: Figures: Figure 1: Baseline UKHabitat Classifications and Infrastructure included in the Biodiversity Net Gain Assessment**.

3.2.2 For the purpose of this BNG assessment, the Proposed Development refers to the following project elements (outlined in the design plan 2c-v4 for the Southern Alignment and p06 for the Northern Alignment):

- Permanent tower platform footprints;
- Temporary tower platform footprints;
- Tower temporary compound areas;
- Temporary Equi-Potential Zone (EPZ) pulling location footprints;
- Access tracks (including permanent and temporary cut and fill and floating tracks): with an assumed 10 m corridor (5 m either side of the track centre line); and
- Felling areas for woodlands (coniferous plantation, broadleaved plantation and broadleaved semi natural woodland) within an operational corridor of 90 m (45 m either side of the centre line)²⁰.

3.2.3 The BNG assessment was completed within the Toolkit following the SSEN Biodiversity Net Gain Toolkit User Guide (2022)²¹ (the 'Toolkit User Guide'). This method has been revised to align with Metric 3.1²², adapted to reflect the requirements of Scottish habitats, to quantify losses and gains of biodiversity. The assessment also

¹⁸ Natural England: Biodiversity Metric 3.1 Habitat Condition Assessment Sheets. [Online] Available at: <https://publications.naturalengland.org.uk/file/5450039124819968>.

¹⁹ OS MasterMap. [Online] Available at: <https://www.emapsite.com/digital-maps-and-data/os-mastermap-products>.

²⁰ Areas of forest clearance outside of the operational corridor (management felling) have not been included in this assessment. Please see Volume 2, Chapter 13: Forestry for further details.

²¹ SSEN (2022) TG-NET-ENG-526: Biodiversity Net Gain Toolkit User Guide. Revision 2.00.

²² Natural England Biodiversity Metric 3.1. [Online] Available at: [Archive Site for Legacy Biodiversity Metrics \(naturalengland.org.uk\)](https://publications.naturalengland.org.uk/publication/5450039124819968).

followed SSEN's updated BNG guidance received June 2023²³ and January 2025²⁴. The SSEN Transmission's approach to biodiversity net gain is summarised in **Annex D: Approach to biodiversity net gain**.

- 3.2.4 Data were collected on type, area, and condition of the habitat within the Proposed Development, indicating the biodiversity present on-site before the work begins. Area calculations were rounded to three decimal places for input into the Toolkit. The same Toolkit was used to calculate the biodiversity losses and the units resulting from the Proposed Development and proposed after works actions. The outcomes have been used to assess the Proposed Development's progress to meet the Applicant's biodiversity targets.
- 3.2.5 The SSEN Transmission BNG toolkit assesses losses of area and linear habitat separately. The Toolkit produces a Unit score for three categories of habitat: Biodiversity Units (BU), Linear Hedgerow Units (LU (H)) and Linear Watercourse Units (LU (W)).

Indirect effects

- 3.2.6 Due to embedded mitigation to maintain groundwater and surface water flows, for this assessment, indirect impacts are not assessed for non-wetland habitats. Wetland habitats are more sensitive to changes in groundwater and surface water flows, however indirect impacts to these habitats are predicted to be limited due to localised drawdown of the water table in the area immediately surrounding permanent and temporary infrastructure. Of the habitats identified within the footprint of the Proposed Development, significant residual effects were assessed as likely for the following habitats, as a result of the Proposed Development:
- f1a - Blanket bog;
 - f1a5 - Blanket bog (H7130);
 - f1a6 - Degraded blanket bog;
 - f1b5 - Active raised bogs (H7110);
 - f2b - Purple moor-grass and rush pastures;
 - f2c - Upland flushes, fens and swamps;
 - w1d - Wet woodland; and
 - h1b6 - Wet heathland with cross-leaved heath; upland (H4010).
- 3.2.7 Indirect effects have been assessed up to 30 m from all access tracks (as they could act as a drainage feature) and 10 m from all other infrastructure. Indirect impacts were considered permanent for permanent tower foundations and permanent cut and fill and floating access tracks. Indirect impacts were considered temporary for temporary tower compound area, EPZ locations and temporary cut and fill and floating access tracks.
- 3.2.8 For this assessment, it is assumed that indirect impacts would result in non-irreplaceable habitat condition being lowered by one full category i.e. Good to Moderate condition or Moderate to Poor condition. Based on the implementation of the oPMP in combination with the GEMP and CEMP and reinstatement of irreplaceable

²³ SSEN Transmission – Biodiversity Net Gain (June 2023). PowerPoint presentation.

²⁴ SSEN Transmission – Biodiversity Net Gain (January 2025). PowerPoint presentation.

blanket bog to at least Moderate condition (as discussed in paragraphs 3.2.23 to 3.2.26), no reduction on the condition of irreplaceable blanket bog subject to indirect impacts are predicted.

3.2.9 Within the Toolkit, the Difficulty and Time to Target Condition for indirect effects have been set as Low and 0 respectively. This is due to the impact consisting of a status change of existing habitat, not requiring any habitat creation.

3.2.10 Further discussion on indirect impacts are presented in **Volume 2, Chapter 8: Ecology and Nature Conservation**.

Irreplaceable habitats

3.2.11 Irreplaceable habitats are acknowledged for their particular importance and the inability to create similar habitats due to length of time of time they need to form. The BNG assessment involves assessing any impacts on irreplaceable habitats separately from non-irreplaceable habitats. SSEN Transmission consider irreplaceable habitats within their network to be:

- Ancient Woodland (categories 1a & 2a of the Ancient Woodland Inventory (AWI));
- Ancient or veteran trees; and
- Blanket bog or raised bog in good or moderate condition.

3.2.12 If irreplaceable habitats are present on site, bespoke compensation must be provided for these impacts. Irreplaceable habitat impacts have been quantified by area (ha) so the impact can be fully understood, and more habitats can be replaced than was lost to development, in accordance with SSEN Transmission's commitments towards irreplaceable habitats. A separate report has been used to present any impacts on irreplaceable habitat. Please refer to **Annex B: Biodiversity Net Gain Assessment Report – Irreplaceable Habitat Supplement**.

Habitats within designated sites

3.2.13 Habitats within designated sites (Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar Sites, Sites of Special Scientific Interest (SSSI) and the Flow Country World Heritage Site (WHS) are excluded from the BNG calculations following Toolkit guidance. Impacts to these areas should be avoided, mitigated and, as a last resort, compensated for following national legislation, policy and guidelines. Such areas of the Proposed Development²⁵ which were excluded from the BNG assessment are summarised in **Table 1**.

3.2.14 The potential impacts and significant effects of the Proposed Development on designated sites and relevant stakeholder engagement are discussed in **Volume 2, Chapter 8: Ecology and Nature Conservation**.

3.2.15 Impacts to woodlands within designated sites are discussed in **Volume 2, Chapter 8: Ecology and Nature Conservation** and **Volume 2, Chapter 13: Forestry**.

3.2.16 The findings of an impact assessment of the Proposed Development on the Flow Country World Heritage Site (WHS) are presented in **Appendix 8.10 – UNESCO World Heritage Site Impact Assessment and Toolkit**.

3.2.17 Impacts on SPAs, SACs and Ramsar sites have been subject to screening in line with Habitats Regulations Appraisal (HRA) and where Likely Significant Effects (LSE) have been identified or cannot be ruled out these

²⁵ The Proposed Development as defined in **paragraph 3.2.1**.

have been taken through to Appropriate Assessment as reported in **Volume 5, Appendix 8.7: Shadow Habitats Regulations Appraisal**.

- 3.2.18 The Proposed Development's approach for bespoke compensation for impacts within designated sites is set out in **Annex C: SSEN Transmission's biodiversity net gain and irreplaceable habitat off-site strategy for Spittal to Beaulieu 400kV OHL**.

Table 1: Area of Proposed Development subject to direct impacts within designated sites (excluded from BNG assessment)

Designation	Designated Site	Area (ha)
SPA, Ramsar Site and SAC	Caithness and Sutherland Peatlands	7.64 ha
SPA and SSSI	Strath Carnaig and Strath Fleet Moors	85.98 ha
SSSI	Allt nan Caorach	0.88 ha
	Berriedale Water	2.28 ha
	Dunbeath Water	0.33 ha
	Langwell Water	3.50 ha
	Shielton Peatlands	7.64 ha
	Strathfleet	1.58 ha
WHS	Flow Country	22.00 ha

Strategic significance

- 3.2.19 Strategic significance gives extra value to habitats that are located in optimum locations for biodiversity and / or that are important for other environmental objectives, such as areas that are designated for their biodiversity importance or listed in local biodiversity plans. The resources identified in **Section 0** were referenced to inform strategic significance. **Table 2** details the justification for the strategic significance assigned to each habitat within the Toolkit.

Table 2: Strategic Significance

Habitat Type for Toolkit Input	UKHab Classification	Justification
High strategic significance		
Cropland - Arable field margins	c1a - Arable field margins	Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat.
Heathland and shrub - Upland Heathland	h1b - Upland heathland	Annex 1 Habitat: Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat.
	h1b5 - Dry heaths; upland (H4030)	Annex 1 Habitat: Highland BAP noted habitat.
	h1b6 - Wet heathland with cross-leaved heath; upland (H4010)	Annex 1 Habitat: Highland BAP noted habitat.
Wetland - Blanket bog	f1a - Blanket bog	Annex 1 Habitat: Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat.

Habitat Type for Toolkit Input	UKHab Classification	Justification
	f1a5 - Blanket bog (H7130)	Annex 1 Habitat: Highland BAP noted habitat.
	f1a6 - Degraded blanket bog	Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat. Highland BAP noted habitat.
Wetland - Lowland raised bog	f1b5 - Active raised bogs (H7110)	Annex 1 Habitat: Highland BAP noted habitat.
Wetland - Purple moor grass and rush pastures	f2b - Purple moor-grass and rush pastures	Annex 1 Habitat: Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat.
Wetland - Upland flushes, fens and swamps	f2c - Upland flushes, fens and swamps	Annex 1 Habitat: Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat.
Woodland and forest - Lowland mixed deciduous woodland	w1f - Lowland mixed deciduous woodland	Priority habitat on the SBL: UK BAP Priority Habitat:
Woodland and forest - Native pine woodlands	w2a - Native pine woodlands	Annex 1 Habitat: Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat.
	w2a5 - Caledonian forest (H91C0)	Annex 1 Habitat: Highland BAP noted habitat.
Woodland and forest - Upland birchwoods	w1e - Upland birchwoods	Annex 1 Habitat: Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat.
Woodland and forest - Wet woodland	w1d - Wet woodland	Annex 1 Habitat: Priority habitat on the SBL: UK BAP Priority Habitat: Highland BAP noted habitat.
	w1d5 - Alder woodland on floodplains (H91E0)	Annex 1 Habitat:
Medium strategic significance		
Cropland - Temporary grass and clover leys	c1b - Temporary grass and clover leys	Not formally identified in a local plan but serves to maintain connectivity between other higher values habitats.
Grassland - Other neutral grassland	g3c - Other neutral grassland	
	g3c5 - <i>Arrhenatherum</i> neutral grassland	
	g3c6 - <i>Lolium-Cynosurus</i> neutral grassland	
	g3c7 - <i>Deschampsia</i> neutral grassland	
	g3c8 - <i>Holcus-Juncus</i> neutral grassland	
Grassland - Upland acid grassland	g1b - Upland acid grassland	
	g1b6 - Other upland acid grassland	

Habitat Type for Toolkit Input	UKHab Classification	Justification
Heathland and shrub - Gorse scrub	h3e - Gorse scrub	
Heathland and shrub - Mixed scrub	h3h - Mixed scrub	
	h3j - Willow scrub	
Woodland and forest - Other Scot's Pine woodland	w2b - Other Scot's Pine woodland	
Woodland and forest - Other woodland; broadleaved	w1g - Other broadleaved woodland	
Woodland and forest - Other woodland; mixed	w1h - Other woodland; mixed	
	w1h5 - Other woodland; mixed; mainly broadleaved	
	w1h6 - Other woodland; mixed; mainly conifer	
Low strategic significance		
Cropland - Cereal Crops	c1c - Cereal crops	Habitat of limited ecological value.
Cropland - Non-cereal crops	c1d - Non-cereal crops	
Grassland - Bracken	g1c - Bracken	
Grassland - Modified grassland	g4 - Modified grassland	
Urban - Artificial unvegetated, unsealed surface	u1c - Artificial unvegetated, unsealed surface	
Urban - Built linear features	u1e - Built linear features	
Urban - Developed land; sealed surface	u1b - Developed land; sealed surface	
	u1b6 - Other developed land	
Urban - Suburban/mosaic of developed/natural surface	u1d - Suburban mosaic of developed and natural surface	
Woodland and forest - Other coniferous woodland	w2c - Other coniferous woodland	

Risk multipliers

- 3.2.20 For the after works calculations, three risk multipliers are factored into the calculations. These are the delivery risk (difficulty), the time to target condition (TTTC) and spatial risk.
- 3.2.21 TTTC is the number of years it is estimated to take before the enhancement or creation of a habitat reaches the desired result. This assessment referred to the time to target condition outlined within the Metric 3.1 Technical Supplement²⁶. The delay in habitat creation due to the construction of the Proposed Development was added to

²⁶ Natural England Biodiversity Metric 3.1 Technical Supplement. [Online] Available at: <https://publications.naturalengland.org.uk/file/6059060118683648>.

the TTTC values within the Toolkit. A precautionary three-year delay in habitat creation was applied to reflect the Proposed Development's construction programme.

- 3.2.22 The delivery risk (difficulty) for blanket bog creation deviated from the Biodiversity Metric v3.1. The difficulty in the creation of blanket bog was considered to be Medium rather than the Metric 3.1 assessment of Very High. SSE Renewables experience of blanket bog restoration in the Scottish context indicates that the Difficulty (the measure which represents the uncertainty in the effectiveness of management techniques used to enhance or create habitat) is more appropriately represented as Medium, as opposed to the Very High Difficulty for Creation and High Difficulty for Enhancement assigned in Biodiversity Metric 3.1 (and the Statutory Biodiversity Metric). SSEN Transmission have adopted this opinion.

Peatland habitats

- 3.2.23 An outline Peat Management Plan (oPMP) has been prepared for the Proposed Development and is presented in **Volume 5, Appendix 11.2: Outline Peat Management Plan**. The oPMP outlines methods to mitigate the impacts to peat and notes that peat material will be reused and restored within the Proposed Development site itself. The removal and storage of peat will be managed following Scottish Renewables (SR) and Scottish Environmental Protection Agency (SEPA) guidance to preserve original functionality. The implementation of the oPMP will apply to areas of blanket bog and inform its potential storage and re-instatement on-site.
- 3.2.24 Peat extracted from the permanent footprint of the Proposed Development will be re-used on site. However, as peat re-use areas have not yet been identified, the BNG assessment assumes that all blanket bog under the footprint of permanent infrastructure is permanently lost. Once peat re-use areas are confirmed, the area of blanket bog compensation recommended in **Annex B: Biodiversity Net Gain Assessment Report – Irreplaceable Habitat Supplement** will be re-visited to refine off-site requirements.
- 3.2.25 This assessment is informed by the measures outlined in the oPMP and assumes that all blanket bog under the footprint of temporary works will be reinstated and will not be degraded beyond surface removal. This is assumed as the excavated peat will be split into component layers and retained as close as practical to the excavation location to ensure that stripped peat remains viable throughout the construction phase prior to re-instatement. It is assumed that the underlying structure and hydrology of the peat will remain intact, which will allow for faster recolonisation following reinstatement. As stated in the oPMP, it is anticipated that, if peat turf has been correctly stored, no further re-seeding will be required for the reinstatement of the peat or blanket bog.
- 3.2.26 Following reinstatement, it is assumed that blanket bog of baseline Moderate condition will be reinstated to Moderate condition, and blanket bog of baseline Good condition will be reinstated to at least Moderate condition if Good condition cannot be reasonably achieved. No enhancement of Poor condition blanket bog is proposed and such habitat would be reinstated to Poor condition.

3.3 Assumptions and Limitations

- 3.3.1 To produce this assessment, assumptions in addition to those outlined above have been made and are detailed below.
- 3.3.2 It is assumed that non-woodland habitats within the operational corridor that are not affected by woodland felling areas or any of the project elements outlined in **paragraph 3.2.2** will be over sailed by the OHL and as such are considered to be retained habitats. Such retained habitats have been excluded from the BNG assessment following Toolkit guidance.
- 3.3.3 It is assumed that woodlands within the operational corridor will be permanently lost due to operational requirements to maintain safety clearance for the conductors through ongoing vegetation management

following initial felling. Within such areas of felling within the operational corridor, non-woodland habitats have been excluded from the assessment and considered to be retained habitat as no impacts are predicted.

- 3.3.4 It is assumed that no habitat creation or enhancements, including ongoing active management (other than to maintain safety clearance within the Operational Corridor) will occur within the Proposed Development footprint due to ongoing land management discussions and the absence of landowner agreements at the time of writing. For this assessment, it is assumed that the optimum post-works activities available would be the natural regeneration of habitats subject to temporary loss. After-work creation assumptions are further discussed in **Section 4.3**.
- 3.3.5 Permanent loss of habitat and post-development creation of 'Developed land; sealed surface' was assumed for habitats under the footprint of:
- Permanent access tracks (cut and fill and floating); and
 - Permanent tower platforms.
- 3.3.6 Temporary loss of habitat and post-development creation of the same baseline habitat was assumed for habitats under the footprint of:
- Temporary access tracks (EPZ, cut and fill and floating);
 - Temporary EPZ pulling locations; and
 - Temporary tower platforms.
- 3.3.7 It is presumed that natural regeneration or succession will occur in cleared areas of woodland within the Proposed Development (with no active planting or ongoing management) but will be halted through ongoing operational management before forming woodland. Within the Toolkit this has been categorised as the post-development creation of Heathland and shrub - Mixed scrub habitat.
- 3.3.8 Habitat polygons with an area of less than 0.01 ha were excluded from the Toolkit on the basis that the SSEN Toolkit guidance considers they are not large enough to be a viable habitat effectively managed for biodiversity. This resulted in the Toolkit excluding a total of 0.18 ha of habitats.
- 3.3.9 The EIA reports on three categories of bog within the study area: f1a - Blanket bog, f1a5 - Blanket bog (H7130) and f1a6 - Degraded blanket bog. These habitats were assessed against the Metric 3.1 condition assessment criteria and assigned a Good, Moderate or Poor condition. The condition assessment criteria do not specify that degraded bog cannot achieve Good or Moderate condition however for this assessment, it is considered that degraded bog could not meet the essential criteria required for Good condition bog. As the Toolkit offers only a broad category of 'Wetland - Blanket bog' which does not delineate between the UKHab categories recorded on site, for the purposes of the BNG assessment, the condition of degraded blanket bog has been adjusted to Poor. It is considered that noting any degraded bog as Moderate or Good condition would incorrectly inflate its value to be Irreplaceable habitat. It is considered that degraded bog could be restored to blanket bog and only following such restoration activities could it be restored to Moderate or Good condition.
- 3.3.10 Following the completion of field surveys, revisions to the design of the Proposed Development resulted in areas which fell outside of the areas assessed for condition criteria. In these cases, this assessment assumes the highest condition levels recorded for each habitat type during the survey on a precautionary basis. Where condition data was partially complete during survey, the blank condition criteria were assumed to be passed on a precautionary basis.
- 3.3.11 Areas of plantation woodland which were felled at the time of survey were classified as the woodland habitat type prior to felling, rather than 'Woodland and forest – Felled' within the Toolkit with an assumed baseline of

Good condition. This follows the guidance set out in Metric 3.1 Technical Supplement which states that *“If the habitat type of the felled woodland is known (either through data records, imagery or field survey) then the area should be entered into the metric as the relevant woodland type”*.

- 3.3.12 The Proposed Development has been designed to avoid waterbodies such as ponds. It is assumed that any standing water (e.g. oligotrophic and dystrophic lakes, eutrophic standing waters or mesotrophic lakes) would not be subject to habitat loss due to micro-siting and the application of the General Environmental Management Plan (GEMP) to avoid impacts to the water environment. As such, they have been excluded from the Toolkit as retained habitat.
- 3.3.13 This assessment assumes that the OHL will oversail watercourses, thereby avoiding an effect on the bed of a watercourse and have no impact on watercourse length or distinctiveness and therefore are excluded from BNG calculations. It is assumed that any watercourses under the footprint of tower temporary compound areas and temporary pulling locations (EPZ) would not be subject to habitat loss due to micro-siting and the application of the General Environmental Management Plan (GEMP) to avoid impacts to the water environment.
- 3.3.14 Where access track watercourse crossings are proposed, these are to be designed in accordance with SEPA Guidance²⁷. This will ensure natural bed level, flow and velocity are maintained - avoiding impacts to aquatic environment (alongside the use of Species Protection Plans (SPPs) and General Environmental Management Plans (GEMPs) (e.g., Working in or Near Water). This will include monitoring of water quality throughout the works.
- 3.3.15 On a precautionary worst-case basis, pending further design detail at the time of writing, it is assumed that all watercourse crossings by access tracks will be culverted and have been included in this assessment and Toolkit. It is assumed that due to the Proposed Development's construction programme, habitats cannot be confirmed to be reinstated within 2-years. Such watercourses are assumed to be temporarily impacted and reinstated to their previous natural bed level, flow and velocity following the implementation of SEPA guidance mentioned above, the GEMPs and SPPs.
- 3.3.16 Published guidance for the classification of Distinctiveness for watercourses in Scotland was not available at the time of writing. The Applicant advised ERM to consider the three-point scale below when assigning watercourse Distinctiveness²⁸:
- High = Annex I, Scottish Biodiversity List habitats warranting avoid negative impacts and/or conservation action
 - Medium = Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit
 - Low = Habitat of low biodiversity value
- 3.3.17 This assessment followed the SSE Renewables (SSER) BNG Toolkit User guidance²⁹ to assign condition for watercourses. Within Section 2.2.5.3 of the SSER guidance it is recommended that the condition of a watercourse is related to its distinctiveness.
- 3.3.18 Following the above approach, it has been assumed that access track watercourse crossings within the OS MasterMap data with the Descriptive Term 'Watercourse' were assigned to the Toolkit category 'Rivers and lakes – Other rivers and streams (Medium)' habitat to align with Medium distinctiveness of Moderate condition as semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit. Habitats identified within the OS MasterMap data with the Descriptive Term 'Drain' were assigned the Toolkit classification of

²⁷ SEPA (2010) Engineering in the Water Environment: Good Practice Guide – River Crossings.

²⁸ Email communication received 22/04/2025 from Applicant.

²⁹ SSE Renewables Biodiversity Net Gain Toolkit User Guide Version 1.2. [Online] Available at: [Biodiversity Net Gain | SSE Renewables](#).

'Rivers and lakes – Other rivers and streams (Low)' as they were assumed to consist of Low distinctiveness and Poor condition field drains of low biodiversity habitat.

3.3.19 Bracken has been assigned the condition 'N/A – Agriculture' within the Toolkit following guidance from SSEN Transmission to reflect the weighting such habitat has within the Metric 3.1.

3.3.20 Limitations relevant to post-work habitat condition assumptions are discussed in **Section 4.3**.

3.3.21 Limitations appropriate to the habitat survey are detailed in **Volume 5, Appendix 8.3**. Of relevance to the BNG assessment are limitations resulting from some habitat surveys undertaken outside the optimal survey season. Due to the length of the Proposed Development, surveys were carried out over several months and seasons. To minimise the effect of seasonality on survey findings, habitat surveys in designated sites were targeted during the optimal survey period where access and logistics allowed. Survey of some areas outside of the optimal flowering period may have resulted in a reduction in the number of plant species identified. However, use of experienced surveyors and revisiting key areas identified as being particularly sensitive or with potential to support priority species (e.g. marsh saxifrage) means that this was not considered to be a significant limitation.

4. RESULTS

4.1 Biodiversity Baseline

- 4.1.1 The non-irreplaceable baseline habitats within the Proposed Development footprint are summarised in **Table 3**, **Table 4** and **Table 5**. These tables include all permanent and temporary infrastructure as no temporary impacts in the context of BNG are assumed (see **paragraph 4.1.2**).
- 4.1.2 Impacts on habitats which are reversible and can return to the same extent and ecological condition within two years of the initial impact can be considered temporary³⁰ following SSEN Transmission BNG guidance and excluded from the Toolkit³¹. No such reversible impacts have been identified for the Proposed Development (as defined in **paragraph 3.2.2**) following the precautionary three-year delay in habitat creation which reflects the Proposed Development's construction programme.
- 4.1.3 The non-irreplaceable baseline habitats impacted by Proposed Development are entered into the Toolkit to calculate the non-irreplaceable baseline BU.
- 4.1.4 A total of 689.86 ha of non-irreplaceable baseline area habitats were included in this assessment (559.39 ha subject to direct impact and 130.47 ha subject to indirect impact). This included 63.54 ha of woodlands mapped as long-established woodlands of plantation origin (LEPO). LEPO and other woodlands on 'Roy' woodland sites are not considered as irreplaceable habitat. No 'Roy' woodland sites were recorded within the Proposed Development.
- 4.1.5 A total of 3.63 km of watercourse habitats were included in the non-irreplaceable linear baseline assessment.
- 4.1.6 The non-irreplaceable baseline BU for habitat within the Proposed Development are 6,554.94 BU.
- 4.1.7 The non-irreplaceable linear watercourse baseline LU (W) within the Proposed Development are 28.88 LU (W).
- 4.1.8 No hedgerows were recorded during the habitat survey, as such no LU (H) have been calculated.

Table 3: Baseline (non-irreplaceable) area habitats within the Site subject to direct impacts

UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
c1a - Arable field margins	Cropland - Arable field margins	N/A - Agriculture	0.05
c1b - Temporary grass and clover leys	Cropland - Temporary grass and clover leys	N/A - Agriculture	0.81
c1c - Cereal crops	Cropland - Cereal Crops	N/A - Agriculture	2.54
c1d - Non-cereal crops	Cropland - Non-cereal crops	N/A - Agriculture	0.04
f1a - Blanket bog	Wetland - Blanket bog	Poor	0.12
f1a6 - Degraded blanket bog	Wetland - Blanket bog	Poor	23.47
f2b - Purple moor-grass and rush pastures	Wetland - Purple moor grass and rush pastures	Good	1.09
f2b - Purple moor-grass and rush pastures	Wetland - Purple moor grass and rush pastures	Moderate	0.78

³⁰ It should be noted that the term 'temporary' is defined separately when considered for BNG assessments and within the wider EIA, a 'Temporary impact' is considered to be an impact which is reversible within the lifetime of the Proposed Development.

³¹ following SSEN Toolkit user guidance.

UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
f2c - Upland flushes, fens and swamps	Wetland - Upland flushes, fens and swamps	Good	2.40
f2c - Upland flushes, fens and swamps	Wetland - Upland flushes, fens and swamps	Moderate	0.03
g1b - Upland acid grassland	Grassland - Upland acid grassland	Good	7.96
g1b - Upland acid grassland	Grassland - Upland acid grassland	Moderate	12.30
g1b - Upland acid grassland	Grassland - Upland acid grassland	Poor	0.35
g1b6 - Other upland acid grassland	Grassland - Upland acid grassland	Good	4.59
g1b6 - Other upland acid grassland	Grassland - Upland acid grassland	Moderate	2.94
g1b6 - Other upland acid grassland	Grassland - Upland acid grassland	Poor	1.00
g1c - Bracken	Grassland - Bracken	N/A - Agriculture	6.68
g3c - Other neutral grassland	Grassland - Other neutral grassland	Good	2.59
g3c - Other neutral grassland	Grassland - Other neutral grassland	Moderate	3.47
g3c - Other neutral grassland	Grassland - Other neutral grassland	Poor	0.43
g3c5 - <i>Arrhenatherum</i> neutral grassland	Grassland - Other neutral grassland	Moderate	0.05
g3c6 - <i>Lolium-Cynosurus</i> neutral grassland	Grassland - Other neutral grassland	Moderate	4.29
g3c7 - <i>Deschampsia</i> neutral grassland	Grassland - Other neutral grassland	Moderate	4.49
g3c7 - <i>Deschampsia</i> neutral grassland	Grassland - Other neutral grassland	Poor	0.02
g3c8 - <i>Holcus-Juncus</i> neutral grassland	Grassland - Other neutral grassland	Good	5.14
g3c8 - <i>Holcus-Juncus</i> neutral grassland	Grassland - Other neutral grassland	Moderate	5.20
g3c8 - <i>Holcus-Juncus</i> neutral grassland	Grassland - Other neutral grassland	Poor	0.40
g4 - Modified grassland	Grassland - Modified grassland	Good	5.64
g4 - Modified grassland	Grassland - Modified grassland	Moderate	0.12
g4 - Modified grassland	Grassland - Modified grassland	Poor	3.93
h1b - Upland heathland	Heathland and shrub - Upland Heathland	Good	8.08
h1b - Upland heathland	Heathland and shrub - Upland Heathland	Moderate	11.95
h1b - Upland heathland	Heathland and shrub - Upland Heathland	Poor	0.37

UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
h1b5 - Dry heaths; upland (H4030)	Heathland and shrub - Upland Heathland	Good	11.95
h1b5 - Dry heaths; upland (H4030)	Heathland and shrub - Upland Heathland	Moderate	36.92
h1b5 - Dry heaths; upland (H4030)	Heathland and shrub - Upland Heathland	Poor	2.59
h1b6 - Wet heathland with cross-leaved heath; upland (H4010)	Heathland and shrub - Upland Heathland	Good	11.31
h1b6 - Wet heathland with cross-leaved heath; upland (H4010)	Heathland and shrub - Upland Heathland	Moderate	5.93
h1b6 - Wet heathland with cross-leaved heath; upland (H4010)	Heathland and shrub - Upland Heathland	Poor	0.86
h3e - Gorse scrub	Heathland and shrub - Gorse scrub	Good	1.42
h3e - Gorse scrub	Heathland and shrub - Gorse scrub	Moderate	0.17
h3h - Mixed scrub	Heathland and shrub - Mixed scrub	Good	0.07
h3h - Mixed scrub	Heathland and shrub - Mixed scrub	Moderate	0.31
h3j - Willow scrub	Heathland and shrub - Mixed scrub	Good	0.15
h3j - Willow scrub	Heathland and shrub - Mixed scrub	Moderate	0.24
u1b - Developed land; sealed surface	Urban - Developed land; sealed surface	N/A - No biodiversity value	0.09
u1b6 - Other developed land	Urban - Developed land; sealed surface	N/A - No biodiversity value	0.07
u1c - Artificial unvegetated, unsealed surface	Urban - Artificial unvegetated, unsealed surface	N/A - No biodiversity value	0.01
u1d - Suburban mosaic of developed and natural surface	Urban - Suburban/mosaic of developed/natural surface	N/A - No biodiversity value	0.01
u1e - Built linear features	Urban - Built linear features	N/A - No biodiversity value	0.89
w1d - Wet woodland	Woodland and forest - Wet woodland	Good	0.03
w1e - Upland birchwoods	Woodland and forest - Upland birchwoods	Good	4.19
w1e - Upland birchwoods	Woodland and forest - Upland birchwoods	Moderate	13.79
w1e - Upland birchwoods	Woodland and forest - Upland birchwoods	Poor	0.84
w1f - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	Good	0.45
w1f - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	Moderate	0.53

UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
w1g - Other broadleaved woodland	Woodland and forest - Other woodland; broadleaved	Good	0.45
w1g - Other broadleaved woodland	Woodland and forest - Other woodland; broadleaved	Moderate	1.67
w1g - Other broadleaved woodland	Woodland and forest - Other woodland; broadleaved	Poor	3.18
w1h - Other woodland; mixed	Woodland and forest - Other woodland; mixed	Good	1.66
w1h - Other woodland; mixed	Woodland and forest - Other woodland; mixed	Moderate	3.50
w1h - Other woodland; mixed	Woodland and forest - Other woodland; mixed	Poor	10.87
w1h5 - Other woodland; mixed; mainly broadleaved	Woodland and forest - Other woodland; mixed	Good	0.02
w1h5 - Other woodland; mixed; mainly broadleaved	Woodland and forest - Other woodland; mixed	Moderate	2.09
w1h5 - Other woodland; mixed; mainly broadleaved	Woodland and forest - Other woodland; mixed	Poor	5.52
w1h6 - Other woodland; mixed; mainly conifer	Woodland and forest - Other woodland; mixed	Good	0.49
w1h6 - Other woodland; mixed; mainly conifer	Woodland and forest - Other woodland; mixed	Moderate	6.34
w1h6 - Other woodland; mixed; mainly conifer	Woodland and forest - Other woodland; mixed	Poor	1.01
w2a5 - Caledonian forest (H91C0)	Woodland and forest - Native pine woodlands	Good	0.21
w2a5 - Caledonian forest (H91C0)	Woodland and forest - Native pine woodlands	Moderate	0.26
w2b - Other Scot's Pine woodland	Woodland and forest - Other Scot's Pine woodland	Good	13.07
w2b - Other Scot's Pine woodland	Woodland and forest - Other Scot's Pine woodland	Moderate	7.76
w2b - Other Scot's Pine woodland	Woodland and forest - Other Scot's Pine woodland	Poor	17.10
w2c - Other coniferous woodland	Woodland and forest - Other coniferous woodland	Good	67.92
w2c - Other coniferous woodland	Woodland and forest - Other coniferous woodland	Moderate	2.62
w2c - Other coniferous woodland	Woodland and forest - Other coniferous woodland	Poor	134.16
w1e - Upland birchwoods (LEPO)	Woodland and forest - Upland birchwoods	Good	1.31

UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
w1e - Upland birchwoods (LEPO)	Woodland and forest - Upland birchwoods	Moderate	1.73
w1e - Upland birchwoods (LEPO)	Woodland and forest - Upland birchwoods	Poor	0.01
w1g - Other broadleaved woodland (LEPO)	Woodland and forest - Other woodland; broadleaved	Moderate	0.16
w1g - Other broadleaved woodland (LEPO)	Woodland and forest - Other woodland; broadleaved	Poor	0.21
w1h - Other woodland; mixed (LEPO)	Woodland and forest - Other woodland; mixed	Good	0.45
w1h - Other woodland; mixed (LEPO)	Woodland and forest - Other woodland; mixed	Moderate	3.68
w1h - Other woodland; mixed (LEPO)	Woodland and forest - Other woodland; mixed	Poor	2.24
w1h5 - Other woodland; mixed; mainly broadleaved (LEPO)	Woodland and forest - Other woodland; mixed	Moderate	0.64
w1h6 - Other woodland; mixed; mainly conifer (LEPO)	Woodland and forest - Other woodland; mixed	Moderate	1.20
w1h6 - Other woodland; mixed; mainly conifer (LEPO)	Woodland and forest - Other woodland; mixed	Poor	0.57
w2a5 - Caledonian forest (H91C0) (LEPO)	Woodland and forest - Native pine woodlands	Moderate	6.23
w2b - Other Scot's Pine woodland (LEPO)	Woodland and forest - Other Scot's Pine woodland	Good	4.98
w2b - Other Scot's Pine woodland (LEPO)	Woodland and forest - Other Scot's Pine woodland	Moderate	4.08
w2b - Other Scot's Pine woodland (LEPO)	Woodland and forest - Other Scot's Pine woodland	Poor	2.80
w2c - Other coniferous woodland (LEPO)	Woodland and forest - Other coniferous woodland	Good	14.08
w2c - Other coniferous woodland (LEPO)	Woodland and forest - Other coniferous woodland	Moderate	8.94
w2c - Other coniferous woodland (LEPO)	Woodland and forest - Other coniferous woodland	Poor	10.04
Total			559.39

Table 4: Baseline (non-irreplaceable) area habitats within the Site subject to indirect impacts

UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
f1a - Blanket bog	Wetland - Blanket bog	Poor	1.79
f1a6 - Degraded blanket bog	Wetland - Blanket bog	Poor	64.57

f2b - Purple moor-grass and rush pastures	Wetland - Purple moor grass and rush pastures	Good	3.86
f2b - Purple moor-grass and rush pastures	Wetland - Purple moor grass and rush pastures	Moderate	2.66
f2c - Upland flushes, fens and swamps	Wetland - Upland flushes, fens and swamps	Good	8.75
f2c - Upland flushes, fens and swamps	Wetland - Upland flushes, fens and swamps	Moderate	0.16
h1b6 - Wet heathland with cross-leaved heath; upland (H4010)	Heathland and shrub - Upland Heathland	Good	29.6
h1b6 - Wet heathland with cross-leaved heath; upland (H4010)	Heathland and shrub - Upland Heathland	Moderate	15.94
h1b6 - Wet heathland with cross-leaved heath; upland (H4010)	Heathland and shrub - Upland Heathland	Poor	2.95
w1d - Wet woodland	Woodland and forest - Wet woodland	Good	0.08
w1d - Wet woodland	Woodland and forest - Wet woodland	Moderate	0.11
Total			130.47

Table 5: Baseline linear habitats within the Site subject to direct impacts

OS MasterMap Descriptive Term	Habitat Type for Toolkit Input	Condition	Length (km)
Drain	Rivers and lakes – Other rivers and streams (Low)	Poor	1.69
Watercourse	Rivers and lakes – Other rivers and streams (Medium)	Moderate	1.94
Total			3.63

4.2 Post-development Biodiversity Units

- 4.2.1 The post-development BU and LU (W) have been calculated within the Toolkit using the difference between the baseline and after works impact on the habitat. Post-development actions are discussed further in the following sections.
- 4.2.2 The predicted post-development BU are 2,997.92 BU. This is not sufficient to achieve a biodiversity gain on site and results in 54 % net loss.
- 4.2.3 The predicted post-development LU (W) are 6.29 LU (W). This is not sufficient to achieve a 10% net gain on site and results in 78% net loss.
- 4.2.4 The predicted post-development UK Habitat classifications included in the BNG assessment are presented in **Annex F: Figures: Figure 2: Predicted Post-Development UKHabitat Classifications included in the Biodiversity Net Gain Assessment.**

4.3 Habitat Creation (Within the Proposed Development Boundary)

- 4.3.1 It is assumed for the BNG calculations that no habitat creation or enhancements, including ongoing active management will occur within the Proposed Development due to ongoing land management discussions and the absence of landowner agreements at the time of writing. The Applicant is seeking to secure habitat creation

and enhancement measures in line with the assessments presented in the EIAR. Any areas of peat re-use within the Operational Corridor have not been captured within this assessment as landowner discussions on such arrangements were ongoing at the time of writing.

- 4.3.2 Within the boundary of the Proposed Development Site, where feasible, it is assumed that habitats subject to temporary impacts will be restored through natural regeneration or continuation of existing land management practices within the wayleave. This has been assumed for all habitats excluding woodlands (as detailed in **Section 5.3**).
- 4.3.3 Woodland habitats are considered to be regenerated to mixed scrub due to operational constraints prohibiting the establishment of woodland under the OHL.
- 4.3.4 Due to the 3-year assumed construction timeline, and in the absence of active management, it is assumed within this assessment that habitats will establish through natural regeneration to a Poor condition.
- 4.3.5 This is a worst-case, precautionary assumption and the Applicant is actively investigating methods to improve the outcome. For example, the Applicant is assessing the viability of assuming that natural regeneration will occur across most habitats within the wayleave area (excluding woodlands) returning them to their original condition following temporary disturbance. This assumption could be supported by the considerations that habitat restoration following temporary works will be undertaken in line with industry best practices, relevant legislation, and guidance, including General Environmental Management Plans (GEMPs), the Construction Environmental Management Plan (CEMP), and Species Protection Plans (SPPs). This BNG assessment will be subject to additional work and future engagement to identify habitat restoration opportunities on-site.
- 4.3.6 The restoration of blanket bog is the exception to the above assumption of Poor post-works condition. The oPMP provides assurance that the re-instatement of peatland will be implemented as envisaged in the oPMP (as discussed in paragraphs 3.2.23 to 3.2.26). Such peatland reinstatement and restoration activities will be undertaken by a contractor with machine operators that are highly experienced working in peatland restoration projects and will be overseen by a Peatland Restoration Advisor, with advice from the ECoW (as appropriate), to ensure methods and mitigation detailed in the BNG Assessment, HMP and PMP are correctly adhered to. Following the oPMP guidance, it is assumed that any blanket bog of Good or Moderate condition subject to temporary loss will be reinstated to at least Moderate condition. No enhancement of Poor condition blanket bog is assumed for the purposes of the BNG calculations, and such habitat would be reinstated to Poor condition.
- 4.3.7 An outline Habitat Management Plan is included in **Annex E: Outline Habitat Management Plan**.

4.4 Habitat Creation (Off-site)

- 4.4.1 If no on-site opportunities can be identified, off-site habitat creation will be undertaken but kept within the Local Planning Authority (LPA) of the Proposed Development.
- 4.4.2 Off-site habitat creation is required to deliver BNG for the Proposed Development. Compensation is targeted at delivering biodiversity net gains that create and improve natural habitats.
- 4.4.3 A total of 0.18 ha of habitat was excluded from the BNG assessment as each area was <0.01 ha (as discussed in paragraph 3.3.8). To compensate for this, the Applicant is using a proxy method based on BU per area. The total BU for the Proposed Development is divided by the total area in hectares included in the non-irreplaceable assessment to provide the BU/ha ratio. The BU/ha ratio will be applied to the 0.18 ha of excluded area to give

the proxy BU value needed to offset the excluded habitats. This calculated BU value is 1.71 BU. This will be added to the final BU required off-site to achieve 10% NG (shown in **Table 6**).

- 4.4.4 The required off-site habitat creation will be identified and assessed using the Toolkit to take into consideration the existing biodiversity present and aims to maximise benefits for biodiversity in accordance with local and national biodiversity strategies. The Applicant will identify suitable offsite opportunities to deliver a 10% net gain. Additional information is set out in **Annex C: SSEN Transmission's biodiversity net gain and irreplaceable habitat off-site strategy for Spittal to Beaully 400kV OHL**.

5. SUMMARY

5.1 Overview

- 5.1.1 The non-irreplaceable baseline BU for habitat within the Proposed Development are 6,554.94 BU.
- 5.1.2 The non-irreplaceable baseline LU (W) for habitat within the Proposed Development are 28.88 LU (W).
- 5.1.3 The predicted post-development BU are 2,997.92 BU, meaning that the Proposed Development is predicted to result in a 54% net loss following the natural regeneration of habitats.
- 5.1.4 The predicted post-development LU (W) are 6.29 LU (W). This is not sufficient to achieve a biodiversity gain on site and results in 78% net loss.
- 5.1.5 This BNG assessment will be subject to additional work and future engagement to identify habitat restoration opportunities on-site.
- 5.1.6 Positive effects for biodiversity demonstrating compliance with NPF4 will be delivered through off-site BU. A suitable offsite area or areas will be identified by the Applicant to deliver a 10% NG. **Annex C: SSEN Transmission's biodiversity net gain and irreplaceable habitat off-site strategy for Spittal to Beaulieu 400kV OHL** outlines the Applicant's off-site strategy for the Proposed Development.

5.2 Summary of Results

Table 6: Summary of Biodiversity Units

Habitat Type	Baseline BU / LU (W)	Post-Development BU / LU (W)	Difference in BU / LU (W)	Difference in BU / LU (W) (%)	BU / LU (W) required off-site to achieve 10% NG
Area	6,554.94 BU	2,997.92 BU	-3,557.02 BU	-54 %	4,214.22 BU (4,212.54 + 1.71*)
Linear watercourse	28.88 LU (W)	6.29 LU (W)	-22.58 LU (W)	-78 %	25.48 LU (W)

*Adjusted to account for the 0.18 ha of habitats excluded from the assessment as identified in **paragraph 4.4.3**

5.3 Biodiversity Outcomes

- 5.3.1 As no active land management measures were secured at the time of writing, it was assumed that natural regeneration within the wayleave of habitats temporarily lost would apply to:
- Cropland - Cereal Crops;
 - Cropland - Temporary grass and clover leys;
 - Grassland – Bracken;
 - Grassland - Modified grassland;
 - Grassland - Other neutral grassland;
 - Grassland - Upland acid grassland;
 - Heathland and shrub - Gorse scrub;
 - Heathland and shrub - Mixed scrub;
 - Heathland and shrub - Upland Heathland;
 - Wetland - Blanket bog (non-irreplaceable habitat only);

- Wetland - Lowland raised bog (non-irreplaceable habitat only);
- Wetland - Purple moor grass and rush pastures; and
- Wetland - Upland flushes, fens and swamps.

5.3.2 The following woodland habitats are considered to regenerate to mixed scrub due to operational constraints prohibiting the establishment of woodland under the OHL:

- Woodland and forest - Native pine woodlands;
- Woodland and forest - Other coniferous woodland;
- Woodland and forest - Other Scot's Pine woodland;
- Woodland and forest - Other woodland; broadleaved;
- Woodland and forest - Other woodland; mixed;
- Woodland and forest - Upland birchwoods; and
- Woodland and forest - Wet woodland.

5.4 Implementing and Monitoring

5.4.1 Timescales for natural regeneration within the Toolkit have been based on the TTTC for habitat creation within the Metric 3.1 Technical Supplement and include a precautionary three-year delay in habitat creation (presented in **Table 7**).

Table 7: TTTC for habitat creation for habitats subject to direct impacts

Proposed Toolkit habitat	Condition	TTTC (Years) – Metric 3.1 duration	TTTC (Years) – including a precautionary 3-year delay
Cropland - Cereal Crops	N/A - Agriculture	1	4
Cropland - Temporary grass and clover leys	N/A - Agriculture	1	4
Grassland - Bracken	N/A - Agriculture	1	4
Grassland - Modified grassland	Poor	1	4
Grassland - Other neutral grassland	Poor	2	5
Grassland - Upland acid grassland	Poor	1	4
Heathland and shrub - Gorse scrub	Poor	1	4
Heathland and shrub - Mixed scrub	Poor	1	4
Heathland and shrub - Upland Heathland	Poor	10	13
Rivers and lakes – Other rivers and streams (Low) (Based on the Metric 3.1 Culvert TTTC)	Poor	1	4
Urban - Artificial unvegetated, unsealed surface	N/A - No biodiversity value	0	0
Urban - Built linear features	N/A - No biodiversity value	0	0
Urban - Developed land; sealed surface	N/A - No biodiversity value	0	0
Wetland - Blanket bog	Poor	30	32+

Wetland - Purple moor grass and rush pastures	Poor	10	13
Wetland - Upland flushes, fens and swamps	Poor	10	13

ANNEX A: GOOD PRACTICE PRINCIPLES FOR BIODIVERSITY NET GAIN

The Proposed Development has applied the UK good practice principles for biodiversity net gain (CIRIA C776a Biodiversity net gain. Good practice principles for development. Part A: A practical guide) below:

Principle	Summary of project actions
Apply the mitigation hierarchy	The mitigation hierarchy has been applied to avoid impacts to biodiversity, where avoidance is not possible, these impacts have been minimised. The approach to mitigation is described in Volume 2, Chapter 5: EIA Process and Methodology .
Avoid losing biodiversity that cannot be offset elsewhere	Irreplaceable habitats in the form of blanket bog, raised bog, and ancient woodland were identified on-site and are discussed in the Volume 5, Appendix 8.8: Biodiversity Net Gain Assessment Report – Irreplaceable Habitat Supplement .
Be inclusive and equitable	Pre-application consultation, a Scoping process and further consultation was undertaken to determine the scope of the EIA Report, including consultations that were undertaken with the local community (see Volume 2, Chapter 6: Scope and Consultation).
Address risk	Revision 2.0 in October 2022 of the Biodiversity Net Gain Toolkit User Guide informed this assessment along with the completion of Version 3 of the SSEN Biodiversity Project Toolkit. The assessment applied the Metric 3.1 Habitat Condition Assessment sheets. The Creation / Enhancement risks and Time To Target Condition from Metric 3.1 Technical Supplement informed the assessment apart from for blanket bog habitat Creation / Enhancement risks and Time To Target Condition which were informed by Scottish and Southern Energy Renewables (SSER) wind farm blanket bog restoration project experience and guidance.
Make a measurable net gain contribution	As it was not possible to deliver net gain on-site, a suitable offsite area/areas will be identified by the Applicant to deliver the net gain to ensure that the Proposed Development will overall achieve positive effects for biodiversity, leaving the natural environment in a demonstrably better state than before development work began.
Achieve the best outcomes for biodiversity	It is anticipated that the regeneration of habitat subject to temporary loss is the best outcome for the habitats on site when the limitations of ongoing management and enhancements due to land ownership are considered.
Be additional	As it was not possible to deliver net gain on-site, a suitable offsite area/areas will be identified by the Applicant to deliver the net gain to ensure that the Proposed Development will overall achieve positive effects for biodiversity, leaving the natural environment in a demonstrably better state than before development work began.
Create a net gain legacy	As it was not possible to deliver net gain on-site, a suitable offsite area/areas will be identified by the Applicant to deliver the net gain to ensure that the Proposed Development will overall achieve positive effects for biodiversity, leaving the natural environment in a demonstrably better state than before development work began.
Optimise sustainability	As outline in Volume 2, Chapter 2: Project Need and Strategy as a result of the Scottish and UK Governments' Net Zero climate change targets, together with requirements set out in the BESS and subsequently in National Grid ESO "Pathway to 2030" HND, significant increases in renewable generation capacity are required, resulting in significant investment in new transmission network infrastructure. The Proposed Development is part of a suite of projects, alongside several other major network upgrades planned in the north of Scotland, part of a GB-wide programme of works that are required to meet UK and Scottish Government energy targets; there is a clear expectation from Government and the energy regulatory, Ofgem, that these projects will be delivered by 2030. More specifically, these projects are needed to deliver Government 2030 renewable targets set out in the BESS. Further information relating to the Pathway to 2030 projects can be found at https://www.ssen-transmission.co.uk/projects/2030-projects/ .
Be transparent	To demonstrate our transparency in meeting targets to our regulator, we publish annual reports containing data on biodiversity enhancements for every project gaining consent.

ANNEX B: BIODIVERSITY NET GAIN ASSESSMENT REPORT – IRREPLACEABLE HABITAT

1. INTRODUCTION

1.1.1 Irreplaceable habitats are acknowledged for their particular importance therefore appropriate mitigation has been identified for any impacts on these habitats. A separate Toolkit has been used to record any impacts on irreplaceable habitat.

1.1.2 SSEN Transmission consider irreplaceable habitats within their network to be:

- Ancient Woodland (categories 1a & 2a of the Ancient Woodland Inventory (AWI));
- Ancient or veteran trees; and
- Blanket bog or raised bog in good or moderate condition.

1.2 Methodology

1.2.1 The BNG assessment involves assessing any impacts on irreplaceable habitats separately from non-irreplaceable habitats. Impacts on these areas have been avoided as far as possible. Where avoidance was not possible, mitigation has been applied to reduce the impact..

1.2.2 Irreplaceable habitat impacts have been quantified by area (ha) so the impact can be fully understood and more habitat can be replaced than was lost to development, in accordance with SSEN Transmission's commitments towards irreplaceable habitats, which are as follows.

- Rigorously follow the mitigation hierarchy and seek to avoid irreplaceable habitats wherever possible by recognising these areas as a key environment constraint.
- Ensure all projects record and report on the measures taken to avoid irreplaceable habitats.
- Have internal governance procedures in place requiring senior level sign off if projects have an impact on irreplaceable habitats.
- Ensure that more irreplaceable habitat is restored than is lost.
- Support irreplaceable habitat restoration schemes in preference to new habitat creation.

1.2.3 The mitigation hierarchy has been applied to minimise the impact to irreplaceable habitat, in accordance with SSEN Transmission's commitments towards irreplaceable habitats.

1.3 Limitations and Assumptions

1.3.1 Limitations and assumption for this assessment are outlined in **Section 3.3** in addition to the following assumptions:

- Non-woodland habitats which fall under mapped areas of ancient woodland are not considered to be irreplaceable habitat;
- Following reinstatement, it is assumed that blanket bog of baseline Moderate condition will be reinstated to Moderate condition, and blanket bog of baseline Good condition will be reinstated to at least Moderate condition if Good condition cannot be reasonably achieved (as discussed in paragraphs 3.2.23 to 3.2.26).
- Based on the implementation of the oPMP in combination with the GEMP and CEMP and reinstatement of irreplaceable blanket bog to at least Moderate condition (as discussed in paragraphs 3.2.23 to 3.2.26), no reduction on the condition of irreplaceable blanket bog subject to indirect impacts are predicted.
- Irreplaceable habitats were assigned a High strategic significance.

1.4 Results

Baseline

- 1.4.1 The irreplaceable habitats subject to direct and indirect impacts by the Proposed Development are presented in **Table 8, Table 9 and Table 10.**
- 1.4.2 The irreplaceable habitats subject to direct impacts by the Proposed Development (excluding habitats within designated sites) are:
- blanket bog and lowland raised bog in good and moderate condition: 135.01 ha; and
 - ancient woodland categories 1a & 2a: 4.69 ha.
- 1.4.3 The irreplaceable habitats subject to indirect impacts by the Proposed Development (excluding habitats within designated sites) are:
- blanket bog and lowland raised bog in good and moderate condition: 359.12 ha.
- 1.4.4 No indirect impacts to ancient woodland were assessed to occur outside of designated sites.

Table 8: Irreplaceable blanket bog area habitats within the Site subject to direct impacts (excluding habitats within designated sites)

UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
Direct permanent impact			
f1a - Blanket bog	Wetland - Blanket bog	Good	20.314
f1a - Blanket bog	Wetland - Blanket bog	Moderate	3.883
f1a5 - Blanket bog (H7130)	Wetland - Blanket bog	Good	4.844
f1a5 - Blanket bog (H7130)	Wetland - Blanket bog	Moderate	0.286
Subtotal			29.33
Direct temporary impact			
f1a - Blanket bog	Wetland - Blanket bog	Good	65.915
f1a - Blanket bog	Wetland - Blanket bog	Moderate	22.846
f1a5 - Blanket bog (H7130)	Wetland - Blanket bog	Good	14.081
f1a5 - Blanket bog (H7130)	Wetland - Blanket bog	Moderate	2.55
f1b5 - Active raised bogs (H7110)	Wetland - Lowland raised bog	Good	0.291
Subtotal			105.68
Total			135.01

Table 9: Irreplaceable blanket bog area habitats within the Site subject to indirect impacts (excluding habitats within designated sites)

UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
Indirect permanent impact			
f1a - Blanket bog	Wetland - Blanket bog	Good	111.31
f1a - Blanket bog	Wetland - Blanket bog	Moderate	23.81

f1a5 - Blanket bog (H7130)	Wetland - Blanket bog	Good	28.85
f1a5 - Blanket bog (H7130)	Wetland - Blanket bog	Moderate	1.84
f1b5 - Active raised bogs (H7110)	Wetland - Lowland raised bog	Good	0.09
Subtotal			165.90
Indirect temporary impact			
f1a - Blanket bog	Wetland - Blanket bog	Good	116.49
f1a - Blanket bog	Wetland - Blanket bog	Moderate	50.36
f1a5 - Blanket bog (H7130)	Wetland - Blanket bog	Good	19.47
f1a5 - Blanket bog (H7130)	Wetland - Blanket bog	Moderate	6.7
f1b5 - Active raised bogs (H7110)	Wetland - Lowland raised bog	Good	0.2
Subtotal			193.22
Total			359.12

Table 10: Irreplaceable ancient woodland area habitats within the Site subject to direct impacts (Excluding habitats within designated sites)

Ancient Woodland Inventory	UKHab Classification	Habitat Type for Toolkit Input	Condition	Area (ha)
Direct permanent impact				
Ancient (of semi-natural origin) 1a	w2c - Other coniferous woodland	Woodland and forest - Other coniferous woodland	Good	1.55
Ancient (of semi-natural origin) 2a	w1d - Wet woodland	Woodland and forest - Wet woodland	Moderate	0.05
	w1e - Upland birchwoods	Woodland and forest - Upland birchwoods	Good	0.17
	w1e - Upland birchwoods	Woodland and forest - Upland birchwoods	Moderate	0.47
	w1h - Other woodland; mixed	Woodland and forest - Other woodland; mixed	Good	0.20
	w1h - Other woodland; mixed	Woodland and forest - Other woodland; mixed	Moderate	0.82
	w1h5 - Other woodland; mixed; mainly broadleaved	Woodland and forest - Other woodland; mixed	Moderate	0.39
	w1h5 - Other woodland; mixed; mainly broadleaved	Woodland and forest - Other woodland; mixed	Poor	0.69
	w2c - Other coniferous woodland	Woodland and forest - Other coniferous woodland	Good	0.32
Subtotal				4.66
Direct temporary impact				

Ancient (of semi-natural origin) 1a	w1e - Upland birchwoods	Woodland and forest - Upland birchwoods	Moderate	0.02
Ancient (of semi-natural origin) 2a	w1h - Other woodland; mixed	Woodland and forest - Other woodland; mixed	Moderate	0.02
Subtotal				4.50
Total				4.69

1.5 Irreplaceable Habitat Compensation

1.5.1 Off-site bespoke compensation is only required when all options for on-site biodiversity enhancement provision has been explored. If no on-site opportunities can be identified, off-site habitat creation will be undertaken but kept within the locale of the Proposed Development. Compensation is targeted at delivering biodiversity net gains that create and improve natural habitats.

1.5.2 The Applicant's off-site strategy for irreplaceable habitat compensation for the Proposed Development is discussed in **Annex C: SSEN Transmission's biodiversity net gain and irreplaceable habitat off-site strategy for Spittal to Beaully 400kV OHL**.

Blanket Bog

1.5.3 The Applicant is committed to ensure that a greater extent of blanket bog is restored than the extent of Good or Moderate condition blanket bog lost.

1.5.4 This assessment calculated the area of blanket bog subject to direct (permanent and temporary) impacts to be 135.01 ha.

1.5.5 The temporarily lost extent for baseline Good or Moderate condition bogs would be restored in situ to at least Moderate condition following completion of temporary impact. A further offset restoration will be explored, as discussed in **Annex C: SSEN Transmission's biodiversity net gain and irreplaceable habitat off-site strategy for Spittal to Beaully 400kV OHL**.

1.5.6 As discussed in paragraphs 3.2.23 to 3.2.26, an oPMP has been prepared for the Proposed Development and is presented in **Volume 5, Appendix 11.2: Outline Peat Management Plan**. The oPMP outlines methods to mitigate the impacts to peat and notes that peat material will be reused and restored within the Proposed Development site itself. The removal and storage of peat will be managed following Scottish Renewables (SR) and Scottish Environmental Protection Agency (SEPA) guidance to preserve original functionality. The implementation of the oPMP will apply to areas of blanket bog and inform its potential storage and re-instatement on-site

1.5.7 This assessment calculated the area of blanket bog subject to indirect (permanent and temporary) impacts to be 359.12 ha. Based on the implementation of the oPMP in combination with the GEMP and CEMP and reinstatement of irreplaceable blanket bog to at least Moderate condition (as discussed in **paragraphs 3.2.23 to 3.2.26**), no loss of blanket bog area, or reduction on the condition of blanket bog, is predicted from indirect impacts.

Ancient woodland

1.5.8 As the Proposed Development would result in the permanent loss of forestry or woodland, the Applicant is committed to making arrangements to provide compensatory planting and enhancements to existing ancient

woodlands offsite, thus meeting the Scottish Government's (The Scottish Government's Control of Woodland Removal Policy³²) no net loss of woodland. The impacts of the Proposed Development on forestry are fully assessed in **Volume 2, Chapter 13: Forestry**. Following SSEN Transmission guidance, the area required for irreplaceable ancient woodland habitat restoration is greater than 4.69 ha, separate to compensatory planting, to ensure that more habitat is restored than is lost.

1.6 Summary

- 1.6.1 The irreplaceable habitats subject to direct impacts by the Proposed Development (excluding habitats within designated sites) are:
- blanket bog and lowland raised bog in good and moderate condition: 135.01 ha; and
 - ancient woodland categories 1a & 2a: 4.69 ha.
- 1.6.2 The irreplaceable habitats subject to indirect impacts by the Proposed Development (excluding habitats within designated sites) are:
- blanket bog and lowland raised bog in good and moderate condition: 359.12 ha.
- 1.6.3 Mitigation measures and compensation requirements are further detailed within **Annex C: SSEN Transmission's biodiversity net gain and irreplaceable habitat off-site strategy for Spittal to Beaulieu 400kV OHL 32** of this report, **Volume 2, Chapter 13: Forestry** and **Volume 5, Appendix 11.2: oPMP**.

³² The Scottish Government's Policy on Control of Woodland Removal, Forestry Commission (2009).

ANNEX C: SSEN TRANSMISSION'S BIODIVERSITY NET GAIN AND IRREPLACEABLE HABITAT OFF-SITE STRATEGY FOR SPITTAL TO BEAULY 400KV OHL

1. INTRODUCTION

1.1 Background

- 1.1.1 Scottish Hydro Electric Transmission plc, operating and known as Scottish and Southern Electricity Networks Transmission ("SSEN Transmission"), own, operate and develop the high voltage electricity transmission system in the north of Scotland and remote islands.
- 1.1.2 SSEN Transmission is committed to protecting and enhancing the environment by minimising the potential impacts from their construction and operational activities. As part of this approach, SSEN Transmission has made commitments within its Sustainability Strategy to deliver 10% biodiversity net gain (BNG) and leave a positive legacy for nature on all projects gaining consent. Where this cannot be delivered on-site, SSEN Transmission must identify off-site opportunities for biodiversity enhancement.
- 1.1.3 In line with the requirements and guidance of Policy 3 of the Scottish Government's National Planning Framework 4 (2023) (NPF4), developers are obligated to ensure projects leave nature in a 'demonstrably better state than without intervention'³³. This involves adhering to the NPF4 mitigation hierarchy:
1. **Avoid:** Remove impacts at the outset.
 2. **Minimise:** Limit direct and indirect impacts.
 3. **Restore:** Repair damaged habitats.
 4. **Offset:** Compensate for losses, with a preference for on-site measures.
- 1.1.4 This document sets out SSEN Transmission's methodology for off-site BNG and irreplaceable habitats following application of the mitigation hierarchy throughout the development's routeing and design process. It also provides an overview of the approach to compensating for impacts within Designated Sites (as discussed in Section 8.7 of the **Volume 2, Chapter 8: Ecology and Nature Conservation**) and SSEN Transmission will mitigate the impact within the UNESCO World Heritage Site, The Flow Country, as presented in the WHS Assessment (**Appendix 8.10: WHS Assessment**).
- 1.1.5 With specific reference to the Proposed Development, this Biodiversity Net Gain Assessment Report identifies an Area-Based Habitats baseline measured in biodiversity units (BU) with 10% BNG figure of 7,210.43 BU and 31.77 Linear Units (W). Of which 2,997.92 BU and 6.29 Linear Units (W) are capable of being delivered within the Proposed Development. The remaining 4,212.547 BU and 25.48 Linear Units (W) will be delivered at locations remote from the Proposed Development but within the Highland Council area, where at all possible, in accordance with the off-site BNG methodology set out in the following sections.

³³ Scottish Government. 2023. National Planning Framework 4. [Online] Available at: [National Planning Framework 4 - gov.scot](https://www.gov.scot/publications/national-planning-framework-4/pages/10.aspx).

2. REFERENCES

- 2.1 The documents detailed in Table 2.1 - Scottish and Southern Electricity Networks Documents, should be used in conjunction with this document.

Table 11: Scottish and Southern Electricity Networks Documents

Reference	Title
FC-NET-ENV-500	Biodiversity Net Gain Flowchart
TEM-NET-ENV-508	Biodiversity Net Gain Assessment Report
TG-NET-ENV-525	An Introduction to Biodiversity Net Gain
TG-NET-ENV-526	Biodiversity Net Gain Toolkit User Guide

3. BIODIVERSITY NET GAIN AND IRREPLACEABLE HABITAT

3.1 Overview

- 3.1.1 Biodiversity Net Gain (BNG) is an approach to development that ensures natural habitats are left in a better state than they were before the development. This means that any development project must result in a measurable improvement in biodiversity.
- 3.1.2 Irreplaceable habitats (IH) are habitats which are technically very difficult or impossible to restore, recreate, or replace once destroyed. SSEN Transmission considers irreplaceable habitats within their network to be Ancient Woodland (categories 1a & 2a of the Ancient Woodland Inventory (AWI)); individual ancient or veteran trees; and blanket bog or raised bog in good or moderate condition. Any loss or deterioration of an irreplaceable habitat will be recorded by area (hectares) or number of trees to allow for bespoke compensation in line with relevant NatureScot standing advice³⁴.
- 3.1.3 In response to the publication of NPF4 in February 2023, which steers planning policy towards tackling the climate and nature crises, SSEN Transmission produced a range of internal guidelines and methodology that aim to support delivery of biodiversity enhancement and irreplaceable habitat compensation. In May 2023, SSEN Transmission brought forward the commitment to deliver 10% BNG on all projects gaining consent. As such, SSEN Transmission is committed to delivering BNG on all major projects gaining consent and to leaving the natural environment in a better state than its baseline.
- 3.1.4 A Biodiversity Projects Toolkit has been developed by SSEN Transmission as a BNG calculation tool that builds on the DEFRA Biodiversity Metric version 3.1³⁵ and adapts it to suit the Scottish context. This Biodiversity Net Gain Assessment Report summarising the calculations and is appended to **Chapter 8: Ecology (Appendix 8.8: Biodiversity Net Gain Assessment)**.
- 3.1.5 SSEN Transmission, as a Transmission Operator (TO), is regulated by Ofgem. As part of this regulatory process, all funding for SSEN Transmission operations, including any nature commitments such as BNG / IH compensation, must be submitted as a funding request to Ofgem for each regulatory period. In the most recent funding cycle SSEN Transmission submitted a Sustainability Action Plan which included all aspects of Nature funding. As a regulated business, SSEN Transmission is legally obligated to deliver on the nature commitments made.
- 3.1.6 Within the framework of this funding mechanism, SSEN Transmission will, therefore, look to fund appropriate development works, capital works, ongoing maintenance and/or adaptive management where a project opportunity exists that meets the business commitment to deliver 10% BNG and IH. SSEN Transmission propose to put in place agreements with partners to ensure the long term stewardship of the land.

³⁴ NatureScot. (2024). Advising peatland and carbon rich soils and priority peatland habitats for development management [Online] Available at: <https://www.nature.scot/doc/advising-peatland-carbon-rich-soils-and-priority-peatland-habitats-development-management>.

³⁵ Natural England. (2023). Biodiversity Metric 3.1. [Online] Available at: <https://publications.naturalengland.org.uk/publication/5850908674228224>.

4. METHODOLOGY FOR BIODIVERSITY UNITS AND IRREPLACEABLE HABITAT COMPENSATION

4.1 Off-Site Biodiversity Enhancement

4.1.1 Off-site habitat creation and enhancement is only required when all options for on-site BNG requirements have been considered, and insufficient on-site opportunities exist. In these circumstances off-site habitat creation and enhancement will be undertaken. Compensation is targeted at delivering biodiversity net gains that create and improve natural habitats. These improvements will be designed bearing in mind mitigation commitments to enhance habitat for black grouse and golden eagle to mitigate predicted impacts on these species.

4.1.2 SSEN Transmission will complete baseline surveys of potential sites to be considered for offsetting that deliver Biodiversity Units. The steps SSEN Transmission will take include:

1. Site Identification and Initial Assessment

- Identify potential sites for biodiversity compensation, where possible, within the Highland Council.
- Conduct an initial assessment to determine the suitability of each site.
- The approach to landscape and restoration management is set out in Section 4.4.

2. Habitat Classification and Condition Assessment

- Classify each individual habitat feature into UKHab-based types as listed in the SSEN Transmission Biodiversity Projects Toolkit V3.0.
- Perform a Biodiversity Condition Assessment of each habitat feature, using Metric 3.1 Habitat Condition Assessment criteria, within the site boundary, as agreed with SSEN Transmission's internal Nature Team and landowner.

4.2 Bespoke Compensation for Irreplaceable Habitat

4.2.1 SSEN Transmission provides bespoke compensation for peatland (in good or moderate condition), Ancient Woodland (categorised as 1a and 2a on the AWI), and individual ancient and veteran trees restoration in line with NatureScot standing advice^{36,37}.

1. Peatland:

- Identify peatland restoration sites that, for open hill peatland restoration, aligned with the eligibility criteria for Peatland Action and Peatland Carbon Code^{38,39}.
- SSEN Transmission is committed to explore Forest to Bog (F2B) restoration opportunities as, due to practical considerations, funding options can be limited for landowners and partners. Forest to bog restoration is an evolving practice and SSEN Transmission will work with key partners to identify Forest to bog opportunities and deliver restoration utilising the most relevant and progressive techniques to restore these vital bog areas^{40,41}.
- Conduct surveys and develop restoration/enhancement plans.

³⁶ NatureScot. (2023). A guide to understanding the Scottish Ancient Woodland Inventory (AWI). [Online] Available at: <https://www.nature.scot/doc/guide-understanding-scottish-ancient-woodland-inventory-awi>.

³⁷ NatureScot. (2024). Advising peatland and carbon rich soils and priority peatland habitats for development management. [Online] Available at: <https://www.nature.scot/doc/advising-peatland-carbon-rich-soils-and-priority-peatland-habitats-development-management>.

³⁸ NatureScot. (2025). Peatland Action. [Online] Available at: <https://www.nature.scot/peatland-action-processing-and-assessing-applications>.

³⁹ IUCN. (2025). Peatland Code. [Online] Available at: <https://www.iucn-uk-peatlandprogramme.org/peatland-code-0>.

⁴⁰ NatureScot. (2025). Peatland ACTION - Technical Compendium - Restoration - 8 Forest to bog restoration. [Online] Available at: <https://www.nature.scot/doc/peatland-action-technical-compendium-restoration-8-forest-bog-restoration>.

⁴¹ IUCN. 2024. Forest to Bog Restoration - Demonstrating Success. [Online] Available at: www.iucn-uk-peatlandprogramme.org.

- The approach to landscape and restoration management is set out in **Section 4.4** below.

2. Ancient Woodland and Ancient and Veteran Trees:

- Identify Ancient Woodland sites (1a and 2a – AWI or sites that should be included under this categorisation) and ancient and veteran trees in line and sites where Ancient and Veteran Trees (AVT) options exist.
- Conduct surveys and produce reports on the condition of the sites.
- Develop and implement restoration/enhancement plans with long-term management objectives.
- The approach to landscape and restoration management is set out in **Section 4.4** below.

4.3 Designated Sites

- 4.3.1 SSEN Transmission are actively engaging with NatureScot in relation to forthcoming guidance on how to approach mitigation and compensation of any impacts of developments on designated site. This is expected to be published during the determination period for the project. This collaboration ensures SSEN Transmission's approach remains aligned with the most current regulatory expectations and best practices.
- 4.3.2 The Section 12 of the Nature Conservation (Scotland) Act 2004 places a legal duty on holders of licences under section 6(1) of the Electricity Act 1989 to take reasonable steps to “further the conservation and enhancement of the natural feature specified in the SSSI notification”. Therefore, rather than framing the response solely through the lens of Biodiversity Net Gain (BNG), the focus for SSEN Transmission is on directly addressing the specific pressures and challenges faced by the designated sites, not limited to land within the SSSI's. This allows for a more targeted and meaningful contribution to their long-term resilience and ecological integrity.
- 4.3.3 In addition, SSEN Transmission are committed to exploring opportunities for further enhancement measures on these sites. Any such interventions will be carefully considered and proportionate, ensuring they are appropriate to the site context and deliver tangible ecological benefits without introducing unintended consequences.

World Heritage Site

- 4.3.4 SSEN Transmission is committed to following guidance set out within the Guidance and Toolkit for Impact Assessments in a World Heritage Context⁴². As such a World Heritage Site (WHS) Assessment (**Appendix 8.10: WHS Assessment**) has been completed, separate to the BNG Assessment and Irreplaceable Habitat, to present the potential direct, indirect, and cumulative impacts of the Proposed Development on the Flow Country.
- 4.3.5 The mitigation hierarchy has been utilised to reduce negative impacts on the Outstanding Universal Value (OUV) of the WHS. Recognising the critical role of blanket bogs in supporting biodiversity, regulating climate, and preserving cultural and natural heritage, where avoidance of negative impact is not possible, SSEN Transmission are taking a proactive approach to enhance the OUV of the Flow Country and create new positive actions by seeking opportunities to restore degraded blanket bog and the habitats it supports.
- 4.3.6 SSEN Transmission are working collaboratively with local and strategic partners to identify and implement mitigation actions within the Flow Country WHS boundary and in close proximity to the identified impact area. Further details on the methodology are included in **Section 4**.
- 4.3.7 SSEN Transmission recognise the importance of Scotland's Designated Sites in preserving biodiversity, cultural heritage, and natural beauty. The approach to Designated Sites prioritises the avoidance of adverse effects

⁴² IUCN/ICOMOS/ICCROM/UN. 2022. Guidance and Toolkit for Impact Assessments in a World Heritage Context. Paris. UNESCO.

wherever possible, and where impacts are unavoidable, SSEN Transmission ensure that mitigation measures are robust, evidence-based, and aligned with statutory requirements.

4.3.8 This includes working collaboratively with stakeholders, investing in site management and restoration, and supporting initiatives that enhance ecological resilience. More information on the approach is included in **Section 5**.

4.3.9 As outlined in Section 3.1, SSEN Transmission are exploring restoration opportunities within the Flow Country WHS boundary to enhance the OUV features of the WHS. The approach taken will align with the guidance outlined in UNESCO World Heritage Site's guidance and toolkit⁴³:

1. Site Identification and Condition Assessment:

- Identify potential sites for blanket bog restoration within the Flow Country WHS.
- Where scientifically and ecologically appropriate, SSEN Transmission will pursue the enhancement of additional areas of blanket bog, currently outwith the Flow Country WHS boundary, to a condition that meets the relevant World Heritage criteria⁴⁴.
- Conduct an initial condition assessment to determine what interventions are required to restore the condition of the blanket bog habitats and the species it supports.

2. Restoration and Long-Term Management Plans:

- As outlined in Section 4.4, SSEN Transmission will develop and implement restoration/enhancement plans with long-term management objectives. SSEN Transmission propose to put in place agreements with partners to ensure the long term stewardship of the land.

4.4 Outline Landscape Management Plan

4.4.1 SSEN Transmission will work with landowners to design an outline landscape management plan that delivers a biodiversity uplift and / or restoration of irreplaceable habitat on the site, in line with the SSEN Transmission's BNG Guidance and Biodiversity Toolkit V3.0, where relevant. The steps include:

1. Develop Management Objectives:

- Define clear management objectives aimed at enhancing biodiversity on the site.
- Ensure objectives align with SSEN Transmission's BNG Guidance and Biodiversity Toolkit V3.0, where relevant.

2. Management Actions:

- Outline specific management actions required to achieve the biodiversity uplift, or condition enhancement.
- Include actions such as habitat restoration, creation, and enhancement.

3. Monitoring and Reporting:

- Develop a monitoring plan to track the progress of the management actions.
- Establish reporting protocols to provide regular updates to the SSEN Transmission and relevant stakeholders.

4. Legal Agreement:

- SSEN Transmission propose to put in place agreements with partners to ensure the long term stewardship of the land.

⁴³ IUCN/ICOMOS/ICCROM/UN. 2022. Guidance and Toolkit for Impact Assessments in a World Heritage Context. Paris. UNESCO

⁴⁴ UNESCO (2023). The Flow Country. [Online] Available at: <https://whc.unesco.org/en/list/1722/>.

- 4.4.2 The management objectives will be designed bearing in mind mitigation commitments to enhance habitat for black grouse and golden eagle to mitigate predicted impacts on these species.

5. EXPLORING NATURE OPPORTUNITIES

- 5.1.1 A range of projects are being explored with local and strategic partners to identify suitable sites for biodiversity enhancements, IH compensation. These projects will involve details of baseline habitat types and creation or enhancement proposals. SSEN Transmission is committed to the successful delivery through ongoing monitoring and maintenance of these projects. The proposed offsetting projects will be located within the Highland Council, and this will allow the Proposed Development to achieve a minimum 10% BNG, compensate for IH, and mitigate any negative impacts on designated sites. The selected projects will also be designed to provide suitable habitat for species identified within the EIAR as requiring habitat improvements as part of additional mitigation, namely black grouse and golden eagle.
- 5.1.2 To date SSEN Transmission have engaged with strategic national stakeholders and local landowners. At this stage, engagement includes discussions about what sites are available and what kind of partnership could be established within the Highland Council area to ensure an appropriate geographical spread of biodiversity enhancement and IH compensation across the affected region. Biodiversity and IH sites are chosen due to their location and their potential to provide strategic and holistic biodiversity enhancement for the area, and where applicable, landscape scale restoration.
- 5.1.3 Examples of SSEN Transmissions commitment to nature:
- In December 2024, SSEN Transmission became the first energy company to partner with nature charity, SCOTLAND: The Big Picture, to help facilitate nature restoration efforts in the north of Scotland. The partnership will help SSEN Transmission deliver its nature commitments through supporting the charity's Northwoods Rewilding Network, a Scotland-wide chain of landholdings which are all committed to nature restoration.
 - In order to deliver the required Biodiversity Enhancement for two infrastructure projects located in Loch Lomond and the Trossachs National Park, SSEN Transmission has partnered with RSPB to enhance their Inversnaid Nature Reserve. The partnership will implement a 10-year restoration and herbivore management strategy aimed at restoring natural habitat diversity and reducing pressures from wild herbivores across an area some 218 hectares. Through controlled herbivore management, SSEN Transmission and RSPB aim to create a healthier, more balanced ecosystem that supports native species such as Black Grouse, Golden Eagles, and the scarce Yellow-ringed Carpet moth.
 - In 2023/24, SSEN Transmission supported the completion of 42.5 hectares (ha) of native broadleaf woodland planting at Borralan, north of Ullapool and SSEN Transmission are on track to complete 127ha of predominantly native woodland planting at Achlain near Dalmally.
 - SSEN Transmission have also supported control of invasive non-native rhododendron in North Argyll, supporting the recovery of native vegetation.

6. CONCLUSION

- 6.1.1 This methodology ensures a structured approach to delivering off-site BNG, IH, and WHS compensation, aligning with National and SSEN Transmissions guidelines and requirements. By following these steps, SSEN Transmission will achieve a measurable improvement in biodiversity, ensuring that natural habitats are left in a better state than they were before the development.

ANNEX D: APPROACH TO BIODIVERSITY NET GAIN

1. INTRODUCTION

- 1.1.1 A full BNG Assessment was undertaken for the Proposed Development to quantify the change in biodiversity. The BNG assessment was completed within the Toolkit following the SSEN Transmission Biodiversity Net Gain Toolkit User Guide⁴⁵. This method has been revised to align with Natural England Biodiversity Metric 3.1⁴⁶, adapted to reflect the requirements of Scottish habitats.
- 1.1.2 A habitat survey of the proposed site was undertaken. Most of the survey was carried out between April and October 2024. Limited additional survey was undertaken in January and February 2025 to assess new areas resulting from design updates, including consideration of the access requirements for the construction and operation of the Proposed Development. For further detail on survey methods, survey areas and limitations please refer to **Volume 5, Appendix 8.3: Habitat Technical Report: Section 2**.
- 1.1.3 The baseline multiplication uses the following characteristics of the habitats:
- Habitat area (hectares) or length (kilometres);
 - Distinctiveness;
 - Condition;
 - Connectivity; and
 - Strategic significance.

Figure 1: Pre-intervention biodiversity calculation



- 1.1.4 Habitat Distinctiveness for the habitats relevant to the project were automatically assigned within the Toolkit and scored as:
- High = 6
 - Medium = 4
 - Low = 2
 - Very low = 0

⁴⁵ SSEN Transmission (2023). TG-NET-ENV-526 Rev 2 - Biodiversity Net Gain Toolkit User Guide.

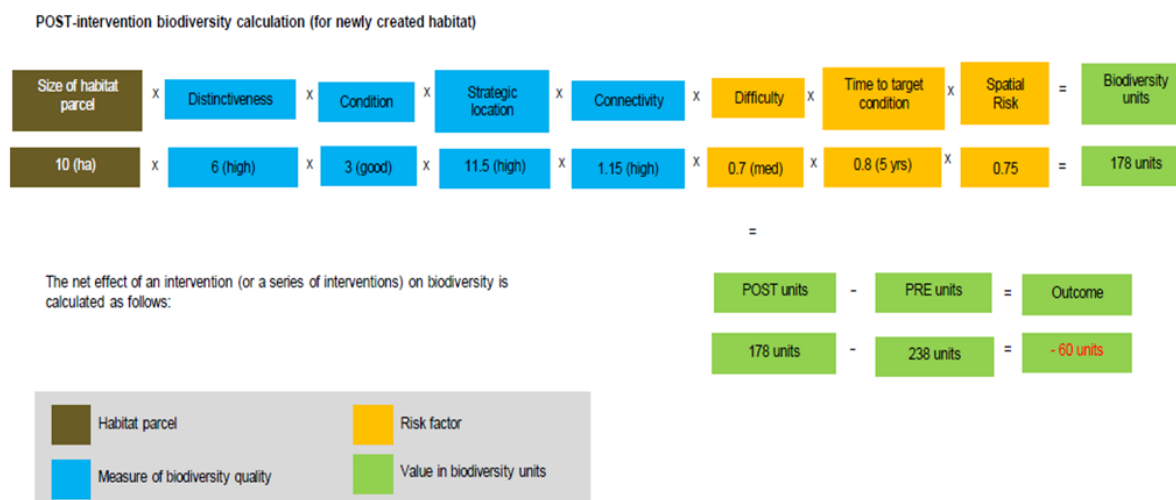
⁴⁶ Natural England (2022). Biodiversity Metric 3.1. [Online] Available at: [Archive Site for Legacy Biodiversity Metrics](#)

- 1.1.5 Each habitat parcel recorded was assigned a condition score (Good, Moderate, Poor, or N/A) determined by the Natural England Biodiversity Metric 3.1 Habitat Condition Assessment sheets⁴⁷ which have been adopted into the Toolkit's methodology. The following scores were assigned to conditions:
- Good = 3
 - Moderate = 2
 - Poor = 1
 - N/A – Agriculture = 1
 - N/A - No biodiversity value = 0
- 1.1.6 The SSEN Transmission User Guide is awaiting the Scottish Biodiversity Metric to propose a watercourse condition assessment. In this interim period, SSEN Transmission has adopted the SSE Renewables User Guide⁴⁸ approach to watercourse condition assessments. This approach recommends that the condition is related to distinctiveness of the habitat, i.e.:
- High distinctiveness = Good condition
 - Medium distinctiveness = Moderate condition
 - Low distinctiveness = Poor condition
- 1.1.7 The SSEN Transmission User Guide has adopted the Natural England Beta Biodiversity Metric 2.0 method of assigning connectivity. The connectivity of a habitat parcel is determined based on the distinctiveness of the habitat. High distinctiveness habitats are assigned with a Moderate connectivity multiplier, whereas Moderate and Low distinctiveness habitats are assigned a Low connectivity.
- 1.1.8 The following scores were assigned for connectivity:
- High = 1.15
 - Moderate = 1.1
 - Low = 1
- 1.1.9 Strategic significance scores are measured using The resources identified in **Section 3.1.1**, these have been assigned as follows, based on habitats identified to be of local importance:
- High = Formally identified in local strategy, plan or policy = 1.15
 - Medium = Location ecologically desirable but not identified in a local strategy, plan or policy = 1.1
 - Low = Not identified in a local strategy, plan or policy or no strategy or plan is in place in the area = 1

⁴⁷ Natural England (2022). Biodiversity Metric 3.1 Habitat Condition Sheets with Instructions. [Online] Available at: [Archive Site for Legacy Biodiversity Metrics](#)

⁴⁸ SSE Renewables (2024). SSER Biodiversity Net Gain Toolkit User Guide V2.2 [Online] Available at: [sser-bng-toolkit-user-guide_v2-2.pdf](#)

Figure 2: Post-intervention biodiversity calculation



1.1.10 The creation and enhancement of habitats has a delivery risk multiplier assigned to each habitat to represent the difficulty in creating or restoring that habitat. The delivery risk multipliers are taken from the Biodiversity Metric 3.1 Technical Supplement:

- Very High = 0.1
- High = 0.33
- Medium = 0.67
- Low = 1

1.1.11 The delivery risk (difficulty) for blanket bog creation deviated from the Biodiversity Metric v3.1. Please see **Section 3.2.22** for further detail.

1.1.12 The delivery risk (difficulty) for habitats subject to indirect impacts deviated from the Biodiversity Metric v3.1. Please see **Section 3.2.9** for further detail.

1.1.13 Time to target condition scores were assigned based on the Biodiversity Metric 3.1 Technical Supplement, which provides tables with estimated time to target for habitat creating and enhancement and uses the same multipliers. The delay to creation and/or enhancement is added on to the time to target found in the Technical Supplement to account for the Proposed Development timeline.

Table 12: Time To Target Condition multiplier

Time to Target Condition			
Time (years)	Multiplier	Time (years)	Multiplier
0	1	17	0.546
1	0.965	18	0.527
2	0.931	19	0.508
3	0.899	20	0.490
4	0.867	21	0.473
5	0.837	22	0.457

6	0.808	23	0.441
7	0.779	24	0.425
8	0.752	25	0.410
9	0.726	26	0.396
10	0.700	27	0.382
11	0.676	28	0.369
12	0.652	29	0.356
13	0.629	30	0.343
14	0.607	31	0.331
15	0.586	32+	0.320
16	0.566		

1.1.14 The time to target condition for habitats subject to indirect impacts deviated from the Biodiversity Metric v3.1. Please see **Section 3.2.213.2.9** for further detail.

1.1.15 Off-site habitat creation and enhancement is only required when all options for on-site BNG requirements have been considered. If no on-site opportunities can be identified, off-site habitat creation and enhancement will be undertaken. The Toolkit has a spatial risk multiplier to encourage off-site compensation work to occur in the locale of the Proposed Development, with reference to Local Planning Authority (LPA) or National Park Authority boundary. The Spatial Risk Categories are displayed below:

- Habitat provides compensation within the local LPA area = 1
- Habitat provides compensation out with the local LPA but within neighbouring LPA = 0.75
- Habitat provides compensation out with the local LPA and neighbouring LPAs = 0.5

1.1.16 The same Toolkit was used to calculate the net biodiversity change between the baseline habitats and the post-development habitats.

1.1.17 An impact to a habitat which is reversible and can return to same extent and ecological condition or better within two years of the initial impact, can be considered a temporary impact. No such reversible impacts have been identified for the Proposed Development (as defined in **paragraph 3.2.2**) following the precautionary three-year delay in habitat creation which reflects the Proposed Development's construction programme.

1.1.18 Retained habitat are excluded from the Toolkit as there is no recordable impact.

1.1.19 The Toolkit assesses both the area and linear habitat separately within the same Toolkit. The Toolkit produces a Biodiversity Unit value for the three categories of habitat type: Area Biodiversity Units (BU), Linear Hedgerow Biodiversity Units (H BU) and Linear Watercourse Biodiversity Units (W BU). These units are not interchangeable.

1.1.20 Where an impact on an Irreplaceable Habitat was unavoidable, the area of loss or deterioration was recorded. This is detailed within **Annex B: Biodiversity net gain assessment report – irreplaceable habitat**.

ANNEX E: OUTLINE HABITAT MANAGEMENT PLAN

1. INTRODUCTION

- 1.1.1 This document sets out the strategy the Applicant proposes to employ to ensure habitat management measures are implemented to mitigate the effects on identified features, as well as delivering additional biodiversity improvements across the Proposed Development and off-site areas, cognisant of the requirement of National Planning Framework 4 (NPF4), Policy 3 that "*development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats*".
- 1.1.2 The approach to the reinstatement of habitats will be informed by the General Environmental Management Plans (GEMPs) (**Volume 5, Appendix 3.3**), Species Protection Plans (SPPs) (**Volume 5, Appendix 3.4**), and the site-specific Construction Environmental Management Plan (CEMP) (CEMP to be developed by the principal contractor). A detailed Habitat Management Plan (HMP) will be aligned with the requirements set out in the Environmental Impact Assessment Report (EIAR) and these documents to ensure a cohesive approach.
- 1.1.3 This outline Habitat Management Plan (oHMP) provides a summary of the restoration opportunities and scope of habitat management works to offset predicted loss of peatland habitats from within the Proposed Development, alongside additional enhancement measures for specific receptors.
- 1.1.4 A detailed HMP, which will include specific prescriptions and confirmation of the outlined habitat management measures, will be agreed with the Highland Council, in consultation with Forestry & Land Scotland (FLS), NatureScot, and Scottish Environment Protection Area (SEPA), prior to the commencement of construction of the Proposed Development.
- 1.1.5 This oHMP provides examples of how habitats can be managed but provides no detail on locations for measures or their extent and timing. These details will be agreed with landowners and consultees and finalised at a later stage in the Final Habitat Management and Monitoring Plan.
- 1.1.6 The outlined habitat interventions in this Annex set out the principles to be followed to inform the detailed HMP which will be developed once specific locations and potential restoration opportunities are confirmed. At the time of writing this report, only high-level information of the area of impacted habitats and current condition is available.
- 1.1.7 The Applicant has committed to the following items in terms of habitat enhancement measures within the Proposed Development:
- Peatland reinstatement for areas of blanket bog; and
 - Habitat Management for Effects on Specific Receptors.
- 1.1.8 The Applicant is also committed to delivering the following habitat enhancement measures and is currently exploring opportunities and options, which will be set out in the detailed HMP:
- Off-setting impact on existing Windfarm HMP areas.

1.2 Peatland Reinstatement

- 1.2.1 Management measures for the reinstatement of peatland are set out in the Proposed Development's outline Peat Management Plan (oPMP) (**Volume 5, Appendix 11.2 Outline Peat Management Plan**).
- 1.2.2 The oPMP sets out the key measures which will be put in place to manage all works involving peat, including excavation, storage, handling, re-instatement, reuse and restoration potential. Detailed measures are set out in **Section 5 of Volume 5, Appendix 11.2 Outline Peat Management Plan**.
- 1.2.3 Peatland reinstatement and restoration activities will be undertaken by a contractor with machine operators that are highly experienced working in peatland restoration projects and will be overseen by a Peatland Restoration Advisor, with advice from the ECoW (as appropriate), to ensure methods and mitigation detailed in the BNG Assessment and PMP are correctly adhered to.

1.3 Habitat Management for Effects on Specific Receptors

- 1.3.1 Specific mitigation, over and above that set out for peatlands, or as part of the Proposed Development's Off-site Strategy (**Annex C**) has been identified for a number of receptors, as set out below.

Dunbeath and Berriedale Water SSSI

- 1.3.2 In order to mitigate the loss of woodland within these protected sites, natural regeneration is proposed in order to connect fragmented pockets of woodland or reinforce existing woodland blocks (as appropriate). Natural regeneration is the preferred method of mitigation (as opposed to planting) as it will enable the natural seed bank to grow, maintaining the characteristics of the woodland to be lost. The proposed regeneration area will be protected from deer grazing. Areas protected for natural regeneration will need to be managed to remove growth of unwanted species, such as non-native commercial conifer species and those which may hinder tree growth such as bracken (where required), which also may be present within the seed bank. Consideration should be given to enabling access to regeneration areas to other species through e.g. mammal gates (as appropriate). A sufficient area (not less than the area lost) of natural regeneration will be encouraged in order to provide functional and connected woodland habitat that promotes the features for which the sites are designated. Protection measures will be removed at a point at which the woodland is considered resilient to grazing by deer and sheep and in consultation with NatureScot. During establishment the site shall be monitored and managed to enable the target condition to be reached in line with the Proposed Development HMP once drafted.

Alt nan Caorach SSSI

- 1.3.3 Woodland situated within the gorge and below the OHL will be managed to prevent trees impinging on the safe clearance zone of the conductors. This may involve reducing the height or pruning / lopping of trees, with the trees otherwise being preserved in situ, with associated habitats and species also being preserved.

Caithness and Sutherland Peatlands SAC and Sheilton Peatlands SSSI

- 1.3.4 Compensation for the loss of peatland habitat within designated will be provided off-site in line with the mitigation strategy.

Great-crested newt

- 1.3.5 In order to reduce mortality to great-crested newt (GCN) exclusion zones will be set up around newt ponds up to 250 m. Works including felling, vegetation removal and construction activities that take place within 250 m of

a confirmed newt pond will be undertaken under the guidance of a suitably qualified and experienced ECoW and under licence from NatureScot.

- 1.3.6 To minimise the risk of direct mortality to newts, works areas within 250 m of confirmed GCN ponds, will be fenced off using suitable newt proof fencing in line with guidance^{49,50} to prevent movement of newts into the works area. Newts within the work area will be trapped and translocated out with the fenced off area in line with guidance. Once all newts are considered to have been removed from works areas (as per guidance), works including felling, vegetation removal and infrastructure construction may commence.
- 1.3.7 Following completion of construction activities, habitat within the newt fenced area will be enhanced, through the provision of, for example, artificial hibernaculum, new pond habitats and appropriate landscape planting to promote newt populations. All measures will be designed, sited and constructed in line with the stated guidance detailed within the HMP once drafted.
- 1.3.8 On completion of works (including reinstatement), all newt fencing will be removed and newts given access to their previous extents.
- 1.3.9 The above measures will be detailed within an application for a European Protected Species Disturbance Licence from NatureScot. The measures will also be detailed within a Great Crested Newt Management Plan developed by the Principal Contractors and implemented through the CEMP. Compliance with these documents will be monitored and audited by the site ECoW.

Atlantic Salmon

- 1.3.10 The removal of riparian woodland will be compensated through the planting and creation of riparian woodland in appropriate locations to improve riparian habitat for Atlantic salmon and increase resilience within populations of salmon to climate change. This habitat management will be captured within the HMP once drafted and will be targeted to areas which will provide the greatest increase to salmon, for example in SACs designated for salmon such as the Berriedale and Langwell SAC. However, planting may occur throughout the wider catchment and if needed other areas within the Highlands. NatureScot will be consulted on habitat improvements and locations.

Freshwater Pearl Mussel

- 1.3.11 The removal of riparian woodland in watercourses which contain freshwater pearl mussel, may leave populations more susceptible to effects of climate change, such as increased water temperature and siltation. To compensate for the loss of riparian woodland, riparian woodland will be created in appropriate locations for freshwater pearl mussel. This will be captured within the HMP once drafted and a species specific mitigation plan for freshwater pearl mussel. Planting locations will be agreed in consultation with NatureScot to provide benefit to freshwater pearl mussel populations local to the Proposed Development, locations in the wider catchment and if needed other areas in the Highlands.

Capercaillie

- 1.3.12 Within the Operational Corridor, under-planting of lower-growing native shrubs (e.g. blueberry) between Towers S111 and S129 will provide suitable compensatory mitigation through supplying foraging habitat and encouraging birds to enter and cross the operational corridor, whilst also meeting maintenance and operational

⁴⁹ Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), Great Crested Newt Conservation Handbook, Froglife, Halesworth. [Online] Available at: https://www.froglife.org/wp-content/uploads/2013/06/GCN-Conservation-Handbook_compressed.pdf

⁵⁰ English Nature (2001). Great Crested Newt Mitigation Guidelines. English Nature, Peterborough. [Online] Available at: https://mokrady.wbs.cz/literatura_ke_stazeni/great_crested_newt_mitigation_guidelines.pdf

Health and Safety (H&S) requirements for maintaining access and conductor clearance for the OHL. Providing sufficient ground cover will also allow birds to move across the operational corridor and reduce habitat fragmentation. Subject to the levels of browsing by deer, the area will be over-planted to accommodate a degree of loss to deer browsing.

1.4 Off-setting impacts on existing wind farm HMP areas

- 1.4.1 A review of the available HMPs from existing wind farms in proximity of the Proposed Development found that the Proposed Development has the potential to disturb the habitat management area of the Halsarry Wind Farm.

Halsarry Wind Farm

- 1.4.2 The Proposed Development runs through the Halsarry Wind Farm Habitat Management Area for approximately 2.8 km between towers N21- N23 and N29 -32. Halsarry Wind Farm was granted consent in 2014 with the HMP in place for the 25-year lifespan of the Wind Farm. The HMP area covers approximately 700 ha, approximately half of which is degraded peatland habitat and aims to restore approximately 700 ha of peatland (including heathland) previously damaged by commercial forestry practices.
- 1.4.3 The Proposed Development crosses areas allocated for the restoration of blanket bog habitat, as well as a short section of area proposed to create native woodland.
- 1.4.4 The Applicant is committed to holding discussions with Scottish Power Renewables (SPR) as the owner and operator of Halsarry Wind Farm to identify compensation required and to include this within the Proposed Developments Habitat Management Plan once developed.

ANNEX F: FIGURES

ANNEX G: NON-IRREPLACEABLE TOOLKIT



Biodiversity Project Toolkit



Scottish & Southern
Electricity Networks

Project title	Spittal to Loch Buidhe to Beauly 400 kV OHL Connection Project		
Project lead	Keith Grant		
Project reference number	652629		
Toolkit lead	Kate O'Connor		
Toolkit approver	Peter Wright		
Habitat classification system	UKHab	Site type	Development site
Date toolkit completed or updated	6 August 2025	Type of project	Linear
Location start (grid reference)	-4.436946° _W , 57.891448° _N	Location end (grid reference)	'-4.283609° _W , 57.946721° _N

Brief description of works

The Applicant proposes to construct and operate a new double circuit steel structure 400 kilovolt (kV) overhead transmission line (OHL) to connect into new substation sites at Spittal, Loch Buidhe and Beauly, hereafter referred to as the "Proposed Development".

(Data applied: "FULL ROUTE - DirectHabitat - 20250805 & FULL ROUTE - INDirectHabitat - 20250805": design plan 2c-v4 for the Southern Alignment and p06 for the Northern Alignment)



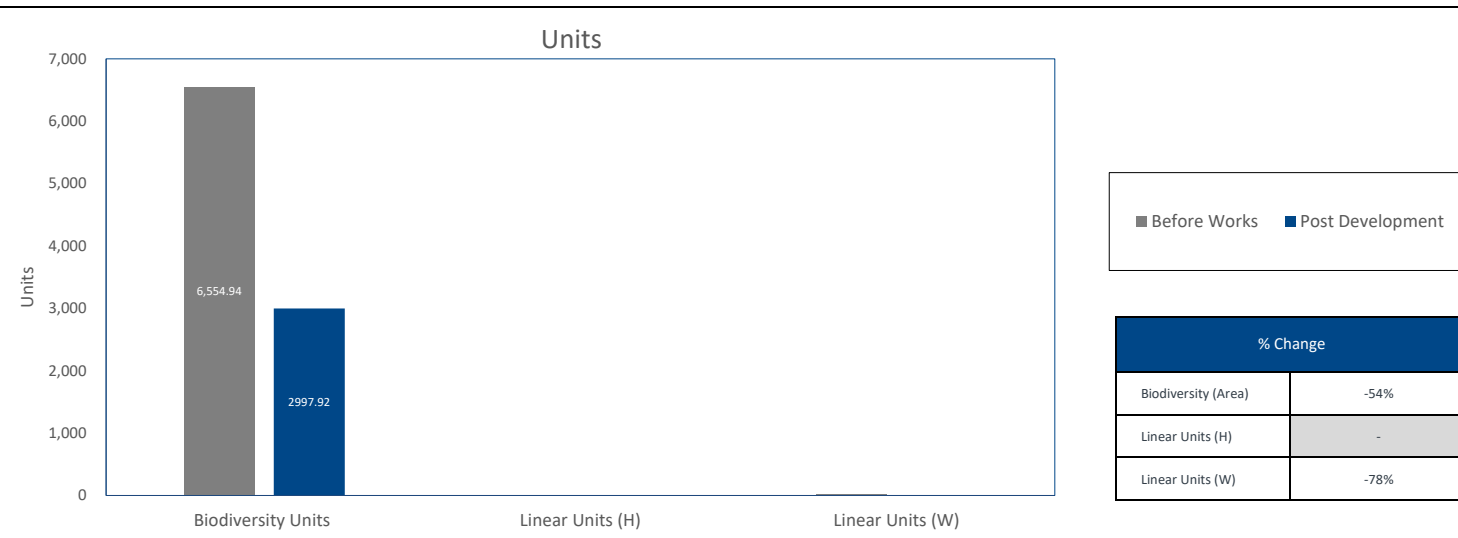
Biodiversity Project Toolkit



Scottish & Southern
Electricity Networks

Summary outputs

Review the automatically updated biodiversity unit and linear habitat (hedgerow (H) and water courses (W)) results graphs to help the optioneering process and site selection.



Before Works	Units
Biodiversity (Area)	6554.94
Linear Units (H)	0.00
Linear Units (W)	28.88

Post Development	Units
Biodiversity (Area)	2997.92
Linear Units (H)	0.00
Linear Units (W)	6.29

Net Change	Units
Biodiversity (Area)	-3557.02
Linear Units (H)	0.00
Linear Units (W)	-22.58



Biodiversity Project Toolkit



Biodiversity Unit Calculation

Calculate biodiversity and linear (hedgerow (H) and watercourses (W)) units of your site by: (1) establishing the habitat; (2) identifying the condition, connectivity and strategic significance of that habitat, and; (3) entering the hectares (ha) or linear metres (m).

Before works (Baseline)										Action (During Works)								After work actions (Following Actions)										Post development			Net change			Notes			
Ref	Calculation Units		UK Habitats	Area or Length of Habitat (ha / km)	Distinctiveness Band	Condition Rating	Connectivity Rating	Strategic significance Rating	Units			Area or Length of Habitat		Biodiversity Units		Linear Units (H)		Linear Units (W)		After work action	UK Habitats	Area or Length of Habitat (ha / km)	Distinctiveness Band	Target Condition Rating	Connectivity Rating	Strategic significance Rating	Difficulty	Time to target condition (Years)	Spatial	Post development units			Net change in units				
	(Area / Linear (H/W))								Biodiversity (Area)	Linear (H)	Linear (W)	Retained	Removed	Retained	Removed	Retained	Removed	Retained	Removed											Biodiversity (Area)	Linear (H)	Linear (W)	Biodiversity (Area)		Linear (H)	Linear (W)	
Project Total																		Project Total										2997.92			3557.02						
1	URHAB_Area	Cropland - Arable field margins	0.05	Medium	N/A - Agriculture	Low	High		0.23	-	-	0.00	0.05	0.00	0.23	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.05	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-0.23	-	-	Permanent Direct Loss: Baseline: c1a - Arable field margins: AccessTracks Permanent CuffH
2	URHAB_Area	Cropland - Cereal Crops	1.44	Low	N/A - Agriculture	Low	Low		2.88	-	-	0.00	1.44	0.00	2.88	-	-	-	-	Creation	Cropland - Cereal Crops	1.44	Low	N/A - Agriculture	Low	Low	Low	Low	4	Inade	2.50	-	-	-0.38	-	-	Temporary Direct Loss: Baseline: c1c - Cereal crops: Tower Temporary Compound Area
3	URHAB_Area	Cropland - Cereal Crops	1.05	Low	N/A - Agriculture	Low	Low		2.10	-	-	0.00	1.05	0.00	2.10	-	-	-	-	Creation	Cropland - Cereal Crops	1.05	Low	N/A - Agriculture	Low	Low	Low	Low	4	Inade	1.82	-	-	-0.28	-	-	Temporary Direct Loss: Baseline: c1c - Cereal crops: Temporary Puffing Locations (EP2)
4	URHAB_Area	Cropland - Cereal Crops	0.05	Low	N/A - Agriculture	Low	Low		0.10	-	-	0.00	0.05	0.00	0.10	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.05	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	0.10	-	-	Permanent Direct Loss: Baseline: c1d - Cereal crops: Tower Permanent Foundation
5	URHAB_Area	Cropland - Non-cereal crops	0.04	Low	N/A - Agriculture	Low	Low		0.08	-	-	0.00	0.04	0.00	0.08	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.04	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-0.08	-	-	Permanent Direct Loss: Baseline: c1d - Non-cereal crops: AccessTracks Permanent CuffH
6	URHAB_Area	Cropland - Temporary grass and clover ssp.	0.71	Low	N/A - Agriculture	Low	Medium		1.36	-	-	0.00	0.71	0.00	1.36	-	-	-	-	Creation	Cropland - Temporary grass and clover ssp.	0.71	Low	N/A - Agriculture	Low	Medium	Low	Low	4	Inade	1.30	-	-	-0.21	-	-	Temporary Direct Loss: Baseline: c1b - Temporary grass and clover ssp.: Tower Temporary Compound Area
7	URHAB_Area	Cropland - Temporary grass and clover ssp.	0.06	Low	N/A - Agriculture	Low	Medium		0.13	-	-	0.00	0.06	0.00	0.13	-	-	-	-	Creation	Cropland - Temporary grass and clover ssp.	0.06	Low	N/A - Agriculture	Low	Medium	Low	Low	4	Inade	0.11	-	-	-0.02	-	-	Temporary Direct Loss: Baseline: c1b - Temporary grass and clover ssp.: Temporary Puffing Locations (EP2)
8	URHAB_Area	Cropland - Temporary grass and clover ssp.	0.03	Low	N/A - Agriculture	Low	Medium		0.07	-	-	0.00	0.03	0.00	0.07	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.03	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-0.07	-	-	Permanent Direct Loss: Baseline: c1b - Temporary grass and clover ssp.: Tower Permanent Foundation
9	URHAB_Area	Grassland - Bracken	2.80	Medium	N/A - Agriculture	Low	Low		11.68	-	-	0.00	2.80	0.00	11.68	-	-	-	-	Creation	Grassland - Bracken	2.80	Medium	N/A - Agriculture	Low	Low	Low	Low	4	Inade	10.13	-	-	-1.55	-	-	Temporary Direct Loss: Baseline: g1c - Bracken: Tower Temporary Compound Area
10	URHAB_Area	Grassland - Bracken	0.96	Medium	N/A - Agriculture	Low	Low		3.84	-	-	0.00	0.96	0.00	3.84	-	-	-	-	Creation	Grassland - Bracken	0.96	Medium	N/A - Agriculture	Low	Low	Low	Low	4	Inade	3.31	-	-	-0.51	-	-	Temporary Direct Loss: Baseline: g1c - Bracken: AccessTracks Temporary CuffH
11	URHAB_Area	Grassland - Bracken	0.22	Medium	N/A - Agriculture	Low	Low		0.88	-	-	0.00	0.22	0.00	0.88	-	-	-	-	Creation	Grassland - Bracken	0.22	Medium	N/A - Agriculture	Low	Low	Low	Low	4	Inade	0.76	-	-	-0.12	-	-	Temporary Direct Loss: Baseline: g1c - Bracken: AccessTracks Temporary Flooding
12	URHAB_Area	Grassland - Bracken	0.06	Medium	N/A - Agriculture	Low	Low		0.24	-	-	0.00	0.06	0.00	0.24	-	-	-	-	Creation	Grassland - Bracken	0.06	Medium	N/A - Agriculture	Low	Low	Low	Low	4	Inade	0.21	-	-	-0.03	-	-	Temporary Direct Loss: Baseline: g1c - Bracken: AccessTracks EP2
13	URHAB_Area	Grassland - Bracken	0.93	Medium	N/A - Agriculture	Low	Low		3.72	-	-	0.00	0.93	0.00	3.72	-	-	-	-	Creation	Grassland - Bracken	0.93	Medium	N/A - Agriculture	Low	Low	Low	Low	4	Inade	3.23	-	-	-0.49	-	-	Temporary Direct Loss: Baseline: g1c - Bracken: Temporary Puffing Locations (EP2)
14	URHAB_Area	Grassland - Bracken	0.12	Medium	N/A - Agriculture	Low	Low		0.48	-	-	0.00	0.12	0.00	0.48	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.12	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-0.48	-	-	Permanent Direct Loss: Baseline: g1c - Bracken: Tower Permanent Foundation
15	URHAB_Area	Grassland - Bracken	1.07	Medium	N/A - Agriculture	Low	Low		4.28	-	-	0.00	1.07	0.00	4.28	-	-	-	-	Creation	Urban - Developed land, sealed surface	1.07	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-4.28	-	-	Permanent Direct Loss: Baseline: g1c - Bracken: AccessTracks Permanent CuffH
16	URHAB_Area	Grassland - Bracken	0.36	Medium	N/A - Agriculture	Low	Low		1.44	-	-	0.00	0.36	0.00	1.44	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.36	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-1.44	-	-	Permanent Direct Loss: Baseline: g1c - Bracken: AccessTracks Permanent Flooding
17	URHAB_Area	Grassland - Bracken	0.05	Medium	N/A - Agriculture	Low	Low		0.20	-	-	0.00	0.05	0.00	0.20	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.05	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-0.20	-	-	Permanent Direct Loss: Baseline: g1c - Bracken: Tower Permanent Foundation (S4)
18	URHAB_Area	Grassland - Modified grassland	2.59	Low	Good	Low	Low		15.54	-	-	0.00	2.59	0.00	15.54	-	-	-	-	Creation	Grassland - Modified grassland	2.59	Low	Poor	Low	Low	Low	Low	4	Inade	4.49	-	-	-11.05	-	-	Temporary Direct Loss: Baseline: g1c - Modified grassland: Tower Temporary Compound Area
19	URHAB_Area	Grassland - Modified grassland	0.39	Low	Good	Low	Low		2.34	-	-	0.00	0.39	0.00	2.34	-	-	-	-	Creation	Grassland - Modified grassland	0.39	Low	Poor	Low	Low	Low	Low	4	Inade	0.68	-	-	-1.66	-	-	Temporary Direct Loss: Baseline: g1c - Modified grassland: AccessTracks Temporary CuffH
20	URHAB_Area	Grassland - Modified grassland	0.96	Low	Good	Low	Low		5.76	-	-	0.00	0.96	0.00	5.76	-	-	-	-	Creation	Grassland - Modified grassland	0.96	Low	Poor	Low	Low	Low	Low	4	Inade	1.66	-	-	-4.10	-	-	Temporary Direct Loss: Baseline: g1c - Modified grassland: AccessTracks Temporary Flooding
21	URHAB_Area	Grassland - Modified grassland	0.31	Low	Good	Low	Low		1.86	-	-	0.00	0.31	0.00	1.86	-	-	-	-	Creation	Grassland - Modified grassland	0.31	Low	Poor	Low	Low	Low	Low	4	Inade	0.54	-	-	-1.32	-	-	Temporary Direct Loss: Baseline: g1c - Modified grassland: Temporary Puffing Locations (EP2)
22	URHAB_Area	Grassland - Modified grassland	0.18	Low	Good	Low	Low		0.80	-	-	0.00	0.18	0.00	0.80	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.18	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-0.80	-	-	Permanent Direct Loss: Baseline: g1c - Modified grassland: Tower Permanent Foundation
23	URHAB_Area	Grassland - Modified grassland	0.78	Low	Good	Low	Low		4.68	-	-	0.00	0.78	0.00	4.68	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.78	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-4.68	-	-	Permanent Direct Loss: Baseline: g1c - Modified grassland: AccessTracks Permanent CuffH
24	URHAB_Area	Grassland - Modified grassland	0.52	Low	Good	Low	Low		3.12	-	-	0.00	0.52	0.00	3.12	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.52	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-3.12	-	-	Permanent Direct Loss: Baseline: g1c - Modified grassland: AccessTracks Permanent Flooding
25	URHAB_Area	Grassland - Modified grassland	0.13	Low	Moderate	Low	Low		0.66	-	-	0.00	0.13	0.00	0.66	-	-	-	-	Creation	Urban - Developed land, sealed surface	0.13	Very Low	N/A - No biodiversity value	Low	Low	Low	Low	0	Inade	0.00	-	-	-0.66	-	-	Permanent Direct Loss: Baseline: g1c - Modified grassland: AccessTracks Permanent CuffH
26	URHAB_Area	Grassland - Modified grassland	1.75	Low	Poor	Low	Low		8.50	-	-	0.00	1.75	0.00	8.50	-	-	-	-	Creation	Grassland - Modified grassland	1.75	Low	Poor	Low	Low	Low	Low	4	Inade	3.03	-	-	-0.47	-	-	Temporary Direct Loss: Baseline: g1c - Modified grassland: Tower Temporary Compound Area
27	URHAB_Area	Grassland - Modified grassland	0.93	Low	Poor	Low	Low		1.86	-	-	0.00	0.93	0.00	1.86	-	-	-	-	Creation	Grassland - Modified grassland	0.93	Low	Poor	Low	Low	Low	Low	4	Inade	1.61	-	-	-0.25	-	-	Temporary Direct Loss: Baseline: g1c - Modified grassland: AccessTracks Temporary Flooding
28	URHAB_Area	Grassland - Modified grassland	0.25	Low	Poor	Low	Low		0.12	-	-	0.00	0.25	0.00	0.12	-	-	-	-	Creation	Grassland - Modified grassland	0.25	Low	Poor	Low	Low	Low	Low	4	Inade	0.28	-	-	-0.04	-	-	Temporary Direct Loss: Baseline: g1c - Modified grassland: Temporary Puffing Locations (EP2)
29	URHAB_Area	Grassland - Modified grassland	0.26	Low																																	

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224	Urban_Area	Woodland and forest - Other coniferous woodland	1.85	Low	Poor	Low	Low	3.70	0.00	1.85	0.00	3.70	Creation	Heathland and shrub - Mixed scrub	1.85	Low	Poor	Low	Medium	Low	4	0.000	3.53	-0.17	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other coniferous woodland: Tower Temporary Compound Area
225	Urban_Area	Woodland and forest - Other coniferous woodland	1.38	Low	Poor	Low	Low	2.76	0.00	1.38	0.00	2.76	Creation	Heathland and shrub - Mixed scrub	1.38	Low	Poor	Low	Medium	Low	4	0.000	2.63	-0.13	Temporary Direct Loss: Baseline: w2 - Other coniferous woodland: AccessTracks Temporary Flating
226	Urban_Area	Woodland and forest - Other coniferous woodland	0.09	Low	Poor	Low	Low	0.18	0.00	0.09	0.00	0.18	Creation	Heathland and shrub - Mixed scrub	0.09	Low	Poor	Low	Medium	Low	4	0.000	0.17	-0.01	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other coniferous woodland: AccessTracks Temporary Flating
227	Urban_Area	Woodland and forest - Other coniferous woodland	0.04	Low	Poor	Low	Low	0.08	0.00	0.04	0.00	0.08	Creation	Heathland and shrub - Mixed scrub	0.04	Low	Poor	Low	Medium	Low	4	0.000	0.08	0.00	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other coniferous woodland: Temporary Pulling Locations (EP)
228	Urban_Area	Woodland and forest - Other coniferous woodland	4.27	Low	Poor	Low	Low	8.54	0.00	4.27	0.00	8.54	Creation	Heathland and shrub - Mixed scrub	4.27	Low	Poor	Low	Medium	Low	4	0.000	8.14	-0.40	Permanent Direct Loss: Baseline: w2 - Other coniferous woodland: Operational Corridor (DH)
229	Urban_Area	Woodland and forest - Other coniferous woodland	0.07	Low	Poor	Low	Low	0.14	0.00	0.07	0.00	0.14	Creation	Heathland and shrub - Mixed scrub	0.07	Low	Poor	Low	Medium	Low	4	0.000	0.13	-0.01	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other coniferous woodland: Operational Corridor (DH)
230	Urban_Area	Woodland and forest - Other coniferous woodland	93.85	Low	Poor	Low	Low	187.70	0.00	93.85	0.00	187.70	Creation	Heathland and shrub - Mixed scrub	93.85	Low	Poor	Low	Medium	Low	4	0.000	179.01	-4.89	Permanent Direct Loss: Baseline: w2 - Other coniferous woodland: Forestry felling works area
231	Urban_Area	Woodland and forest - Other coniferous woodland	7.44	Low	Poor	Low	Low	14.88	0.00	7.44	0.00	14.88	Creation	Heathland and shrub - Mixed scrub	7.44	Low	Poor	Low	Medium	Low	4	0.000	14.19	-0.69	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other coniferous woodland: Forestry felling works area
232	Urban_Area	Woodland and forest - Other coniferous woodland	0.86	Low	Poor	Low	Low	1.72	0.00	0.86	0.00	1.72	Creation	Urban - Developed land, sealed surface	0.86	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-1.72	Permanent Direct Loss: Baseline: w2 - Other coniferous woodland: Tower Permanent Foundation
233	Urban_Area	Woodland and forest - Other coniferous woodland	5.31	Low	Poor	Low	Low	10.62	0.00	5.31	0.00	10.62	Creation	Urban - Developed land, sealed surface	5.31	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-10.62	Permanent Direct Loss: Baseline: w2 - Other coniferous woodland: AccessTracks Permanent Cuff
234	Urban_Area	Woodland and forest - Other coniferous woodland	2.57	Low	Poor	Low	Low	5.14	0.00	2.57	0.00	5.14	Creation	Urban - Developed land, sealed surface	2.57	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-5.14	Permanent Direct Loss: Baseline: w2 - Other coniferous woodland: AccessTracks Permanent Flating
235	Urban_Area	Woodland and forest - Other coniferous woodland	0.09	Low	Poor	Low	Low	0.18	0.00	0.09	0.00	0.18	Creation	Urban - Developed land, sealed surface	0.09	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-0.18	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other coniferous woodland: Tower Permanent Foundation
236	Urban_Area	Woodland and forest - Other coniferous woodland	0.28	Low	Poor	Low	Low	0.58	0.00	0.29	0.00	0.58	Creation	Urban - Developed land, sealed surface	0.29	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-0.58	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other coniferous woodland: Tower Permanent Foundation
237	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.35	Medium	Good	Low	Medium	4.62	0.00	0.35	0.00	4.62	Creation	Heathland and shrub - Mixed scrub	0.35	Low	Poor	Low	Medium	Low	4	0.000	0.67	-3.95	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Tower Temporary Compound Area
238	Urban_Area	Woodland and forest - Other Soft's Pine woodland	1.90	Medium	Good	Low	Medium	25.08	0.00	1.90	0.00	25.08	Creation	Heathland and shrub - Mixed scrub	1.90	Low	Poor	Low	Medium	Low	4	0.000	3.82	-21.46	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Tower Temporary Compound Area
239	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.25	Medium	Good	Low	Medium	3.19	0.00	0.25	0.00	3.19	Creation	Heathland and shrub - Mixed scrub	0.25	Low	Poor	Low	Medium	Low	4	0.000	0.17	-1.02	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Temporary Flating
240	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.44	Medium	Good	Low	Medium	5.81	0.00	0.44	0.00	5.81	Creation	Heathland and shrub - Mixed scrub	0.44	Low	Poor	Low	Medium	Low	4	0.000	0.84	-4.97	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Temporary Pulling Locations (EP)
241	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.48	Medium	Good	Low	Medium	3.28	0.00	0.48	0.00	3.28	Creation	Heathland and shrub - Mixed scrub	0.48	Low	Poor	Low	Medium	Low	4	0.000	0.76	-4.12	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Temporary Cuff
242	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.02	Medium	Good	Low	Medium	0.20	0.00	0.02	0.00	0.20	Creation	Heathland and shrub - Mixed scrub	0.02	Low	Poor	Low	Medium	Low	4	0.000	0.04	-0.23	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: AccessTracks Temporary Cuff
243	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.05	Medium	Good	Low	Medium	0.66	0.00	0.05	0.00	0.66	Creation	Heathland and shrub - Mixed scrub	0.05	Low	Poor	Low	Medium	Low	4	0.000	0.09	-0.56	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: AccessTracks Temporary Flating
244	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.36	Medium	Good	Low	Medium	4.75	0.00	0.36	0.00	4.75	Creation	Heathland and shrub - Mixed scrub	0.36	Low	Poor	Low	Medium	Low	4	0.000	0.69	-4.07	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Temporary Flating
245	Urban_Area	Woodland and forest - Other Soft's Pine woodland	3.74	Medium	Good	Low	Medium	49.37	0.00	3.74	0.00	49.37	Creation	Heathland and shrub - Mixed scrub	3.74	Low	Poor	Low	Medium	Low	4	0.000	7.13	-42.23	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Operational Corridor (DH)
246	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.02	Medium	Good	Low	Medium	0.26	0.00	0.02	0.00	0.26	Creation	Heathland and shrub - Mixed scrub	0.02	Low	Poor	Low	Medium	Low	4	0.000	0.04	-0.23	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Operational Corridor (DH)
247	Urban_Area	Woodland and forest - Other Soft's Pine woodland	5.43	Medium	Good	Low	Medium	71.68	0.00	5.43	0.00	71.68	Creation	Heathland and shrub - Mixed scrub	5.43	Low	Poor	Low	Medium	Low	4	0.000	10.36	-61.32	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Forestry felling works area
248	Urban_Area	Woodland and forest - Other Soft's Pine woodland	4.16	Medium	Good	Low	Medium	54.91	0.00	4.16	0.00	54.91	Creation	Heathland and shrub - Mixed scrub	4.16	Low	Poor	Low	Medium	Low	4	0.000	7.93	-46.98	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Forestry felling works area
249	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.03	Medium	Good	Low	Medium	0.40	0.00	0.03	0.00	0.40	Creation	Urban - Developed land, sealed surface	0.03	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-0.40	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Temporary Flating
250	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.09	Medium	Good	Low	Medium	1.19	0.00	0.09	0.00	1.19	Creation	Urban - Developed land, sealed surface	0.09	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-1.19	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Tower Permanent Foundation
251	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.99	Medium	Good	Low	Medium	13.07	0.00	0.99	0.00	13.07	Creation	Urban - Developed land, sealed surface	0.99	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-13.07	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Permanent Cuff
252	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.61	Medium	Moderate	Low	Medium	5.37	0.00	0.61	0.00	5.37	Creation	Heathland and shrub - Mixed scrub	0.61	Low	Poor	Low	Medium	Low	4	0.000	1.16	-4.20	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Tower Temporary Compound Area
253	Urban_Area	Woodland and forest - Other Soft's Pine woodland	1.05	Medium	Moderate	Low	Medium	9.86	0.00	1.05	0.00	9.86	Creation	Heathland and shrub - Mixed scrub	1.05	Low	Poor	Low	Medium	Low	4	0.000	1.96	-7.89	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Tower Temporary Compound Area
254	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.25	Medium	Moderate	Low	Medium	0.44	0.00	0.25	0.00	0.44	Creation	Heathland and shrub - Mixed scrub	0.25	Low	Poor	Low	Medium	Low	4	0.000	0.17	-0.34	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Temporary Cuff
255	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.14	Medium	Moderate	Low	Medium	1.23	0.00	0.14	0.00	1.23	Creation	Heathland and shrub - Mixed scrub	0.14	Low	Poor	Low	Medium	Low	4	0.000	0.27	-0.96	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: AccessTracks Temporary Cuff
256	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.12	Medium	Moderate	Low	Medium	1.06	0.00	0.12	0.00	1.06	Creation	Heathland and shrub - Mixed scrub	0.12	Low	Poor	Low	Medium	Low	4	0.000	0.23	-0.83	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Operational Corridor (DH)
257	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.02	Medium	Moderate	Low	Medium	0.18	0.00	0.02	0.00	0.18	Creation	Heathland and shrub - Mixed scrub	0.02	Low	Poor	Low	Medium	Low	4	0.000	0.04	-0.14	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Operational Corridor (DH)
258	Urban_Area	Woodland and forest - Other Soft's Pine woodland	5.62	Medium	Moderate	Low	Medium	49.46	0.00	5.62	0.00	49.46	Creation	Heathland and shrub - Mixed scrub	5.62	Low	Poor	Low	Medium	Low	4	0.000	10.72	-38.74	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Forestry felling works area
259	Urban_Area	Woodland and forest - Other Soft's Pine woodland	3.16	Medium	Moderate	Low	Medium	27.36	0.00	3.16	0.00	27.36	Creation	Heathland and shrub - Mixed scrub	3.16	Low	Poor	Low	Medium	Low	4	0.000	5.91	-21.37	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Forestry felling works area
260	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.62	Medium	Moderate	Low	Medium	0.18	0.00	0.02	0.00	0.18	Creation	Urban - Developed land, sealed surface	0.02	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-0.18	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Tower Permanent Foundation
261	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.06	Medium	Moderate	Low	Medium	0.53	0.00	0.06	0.00	0.53	Creation	Urban - Developed land, sealed surface	0.06	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-0.53	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Tower Permanent Foundation
262	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.20	Medium	Moderate	Low	Medium	1.76	0.00	0.20	0.00	1.76	Creation	Urban - Developed land, sealed surface	0.20	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-1.76	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: AccessTracks Permanent Cuff
263	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.83	Medium	Moderate	Low	Medium	7.30	0.00	0.83	0.00	7.30	Creation	Urban - Developed land, sealed surface	0.83	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-7.30	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Permanent Cuff
264	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.06	Medium	Moderate	Low	Medium	0.53	0.00	0.06	0.00	0.53	Creation	Urban - Developed land, sealed surface	0.06	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-0.53	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Permanent Flating
265	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.05	Medium	Poor	Low	Medium	0.22	0.00	0.05	0.00	0.22	Creation	Heathland and shrub - Mixed scrub	0.05	Low	Poor	Low	Medium	Low	4	0.000	0.10	-0.12	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Forestry felling works area
266	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.95	Medium	Poor	Low	Medium	4.18	0.00	0.95	0.00	4.18	Creation	Heathland and shrub - Mixed scrub	0.95	Low	Poor	Low	Medium	Low	4	0.000	1.81	-2.37	Temporary Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Tower Temporary Compound Area
267	Urban_Area	Woodland and forest - Other Soft's Pine woodland	2.53	Medium	Poor	Low	Medium	11.13	0.00	2.53	0.00	11.13	Creation	Heathland and shrub - Mixed scrub	2.53	Low	Poor	Low	Medium	Low	4	0.000	4.83	-6.31	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Tower Temporary Compound Area
268	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.39	Medium	Poor	Low	Medium	1.72	0.00	0.39	0.00	1.72	Creation	Heathland and shrub - Mixed scrub	0.39	Low	Poor	Low	Medium	Low	4	0.000	0.74	-0.97	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Temporary Pulling Locations (EP)
269	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.54	Medium	Poor	Low	Medium	2.38	0.00	0.54	0.00	2.38	Creation	Heathland and shrub - Mixed scrub	0.54	Low	Poor	Low	Medium	Low	4	0.000	1.03	-1.30	Temporary Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Temporary Cuff
270	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.20	Medium	Poor	Low	Medium	0.88	0.00	0.20	0.00	0.88	Creation	Heathland and shrub - Mixed scrub	0.20	Low	Poor	Low	Medium	Low	4	0.000	0.38	-0.50	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Operational Corridor (DH)
271	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.03	Medium	Poor	Low	Medium	0.13	0.00	0.03	0.00	0.13	Creation	Heathland and shrub - Mixed scrub	0.03	Low	Poor	Low	Medium	Low	4	0.000	0.06	-0.07	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Operational Corridor (DH)
272	Urban_Area	Woodland and forest - Other Soft's Pine woodland	12.22	Medium	Poor	Low	Medium	50.77	0.00	12.22	0.00	50.77	Creation	Heathland and shrub - Mixed scrub	12.22	Low	Poor	Low	Medium	Low	4	0.000	23.16	-30.46	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: Forestry felling works area
273	Urban_Area	Woodland and forest - Other Soft's Pine woodland	1.74	Medium	Poor	Low	Medium	7.66	0.00	1.74	0.00	7.66	Creation	Heathland and shrub - Mixed scrub	1.74	Low	Poor	Low	Medium	Low	4	0.000	3.32	-4.34	Permanent Direct Loss: Baseline: 20, Long Established (of plantation origin) w2 - Other Soft's Pine woodland: Forestry felling works area
274	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.03	Medium	Poor	Low	Medium	0.13	0.00	0.03	0.00	0.13	Creation	Urban - Developed land, sealed surface	0.03	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-0.13	Permanent Direct Loss: Baseline: w2 - Other Soft's Pine woodland: AccessTracks Permanent Flating
275	Urban_Area	Woodland and forest - Other Soft's Pine woodland	0.15	Medium	Poor	Low	Medium	0.66	0.00	0.15	0.00	0.66	Creation	Urban - Developed land, sealed surface	0.15	Very Low	N/A - No biodiversity value	Low	Low	Low	0	0.000	0.00	-	

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