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Project det	
Planning authority:	
Project name:	
Applicant:	
Application type:	
Planning application reference:	
Completed by:	
Date of metric completion:	
Reviewer:	
Calculation iteration:	
Planning authority reviewer:	
Date of planning authority review:	
Target % net gain:	10%
Irreplaceable habitat present at baseline:	
Total site area - including irreplaceable habitat area (hectares):	0.50
Total off-site area - including irreplaceable habitat area (hectares):	N/A

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On-site baseline map

Insert

On-site baseline map reference number	

Off-site baseline map

Insert

Off-site baseline map reference number	

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Start page

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Megan Carter
11 March 2025
Ryan Clark
No ✓

Irreplaceable habitat site area (hectares):	**0.00**
Irreplaceable habitat area off-site (hectares):	**N/A**

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Result

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On-site post intervention map

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Off-site post intervention map

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Off-site post-intervention reference number	

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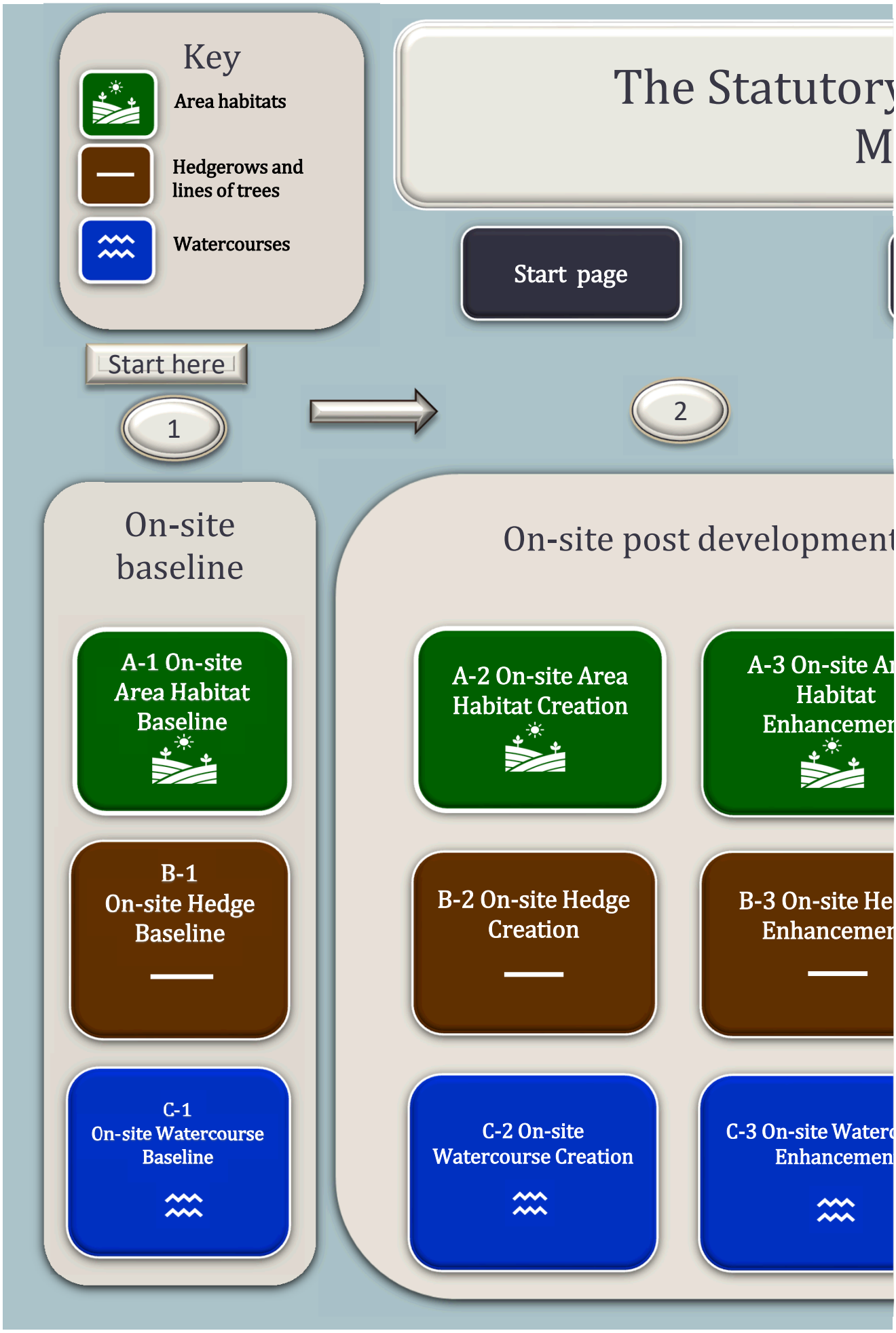
Key
Area habitats
Hedgerows and lines of trees
Watercourses
The Statutory
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Start here
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On-site baseline
On-site post development
A-1 On-site Area Habitat Baseline
A-2 On-site Area Habitat Creation
A-3 On-site Ar Habitat Enhancemen
B-1 On-site Hedge Baseline
B-2 On-site Hedge Creation
B-3 On-site He Enhancemen
C-1 On-site Watercourse Baseline
C-2 On-site Watercourse Creation
C-3 On-site Waterc Enhancemen

y Biodiversity Metric
ain menu

Technical data

Results

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Tree size
Small
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Very large
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Off-site baseline

D-1
Off-site
Area Habitat Baseline

E-1
Off-site Hedge
Baseline

F-1
Off-site Watercourse
Baseline

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Habitat Creatio

E-2 Off-site Hed
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F-2 Off-site
Watercourse Crea

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Number of trees and area (ha) for each condition state					
Poor	Area	Moderate	Area	Good	Area
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	0.0000		0.0000		0.0000
	0.0000		0.0000		0.0000
	0.0000		0.0000		0.0000
0	**0.0000**	**16**	**0.0651**	**0**	**0.0000**

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te post development

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D-3 Off-site Area Habitat Enhancement

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E-3 Off-site Hedge Enhancement

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F-3 Off-site Watercourse Enhancement

The Statutory Bio
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Return to start page

Headline results

Detailed res

Off-site summary

Irreplacea habitats sum

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Habitat trading summaries

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Unit shortfall summary

Headline Results

Scroll down for final results

Return to results menu

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

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

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units* *Hedgerow units* *Watercourse units*
Spatial risk multiplier (SRM) deductions	*Habitat units* *Hedgerow units* *Watercourse units*

FINAL RESULTS

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

Trading rules satisfied?	Ye

Unit Type	Target	Baseline Units	Units Required
Habitat units	10.00%	1.00	1.10
Hedgerow units	10.00%	1.08	1.19
Watercourse units	10.00%	0.00	0.00

1.00	
1.08	
0.00	
1.33	
1.22	
0.00	
0.33	33.11%
0.14	12.79%
0.00	0.00%

0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	0.00%

0.00	0.00%
0.00	0.00%

0.33
0.14
0.00

0.00
0.00
0.00

0.33
0.14
0.00

33.11%
12.79%
0.00%

s ✓

Unit Deficit	
0.00	No additional area habitat units required to meet target ✓
0.00	No additional hedgerow units required to meet target ✓
0.00	No additional watercourse units required to meet target ✓

Condense

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Ref	Broad Habitat
1	Urban
2	Grassland
3	Individual trees
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Project Name: **Map Reference:**

A-1 On-Site Habitat Baseline

/ Show Columns

Condense / Show

in Menu

Existing area habitats

Habitat Type
Developed land; sealed surface
Modified grassland
Urban tree

Site Area (Excluding area of individual trees, green wall

M² to hectares conversion tool:

Area h
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

Rows

		Distinctiveness		Conditio
Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition
No	0.093	V.Low	0	N/A - Other
No	0.407	Low	2	Poor
No	0.0236	Medium	4	Moderate

Total habitat area	0.52			
s, intertidal hard structures)	0.50			

	Select a unit	Hectares	M²

habitat summary
0.33
33.11%
Yes ✓

on	Strategic significance		
Score	Strategic significance	Strategic significance	Strategic significance multiplier
0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1

Required Action to Meet Trading Rules	Ecological baseline		
	Total habitat units	Area retained	Area enhanced
Compensation Not Required	0.00	0.08	0
Same distinctiveness or better habitat required ≥	0.81	0	0.334
Same broad habitat or a higher distinctiveness habitat required (≥)	0.19	0	0

	1.00	0.08	0.33

Total area lost (excluding
walls and interti

Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
0.00	0.00	0.01	0.00
0.00	0.67	0.07	0.15
0.00	0.00	0.02	0.19

0.00	**0.67**	**0.11**	**0.33**

area of individual trees, green dal hard structures)	**0.09**

Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	User comments
	Exisiting hardstanding car park and building(s)
	Exisiting modified grassland. The number of vascular plant species per square metre was 3. Therefore, this habitat did not pass condition criteria A and achieved a Poor condition score. This habitat will be partially lost under the current proposals.
	Two individual medium trees north of the hardstanding. The trees pass condition criteria A, B and C, therefore achieving a condition score of moderate. Both trees had been chopped but had signs of regrowth. Both trees will be lost under the current proposals.

Comments

Planning authority comments	Habitat reference number

Condense / Sl

Main

Ref	Broad Habitat
1	Urban
2	Individual trees
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Project Name: **Map Reference:**

A-2 On-Site Habitat Creation

how Columns

Condense / Show Rows

Menu

Proposed habitat
Developed land; sealed surface
Urban tree

Total habitat area

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

M² to hectares conversion tool:

Area habitat summ	
Total Net Unit Change	
Total Net % Change	
Trading Rules Satisfied	
Area Check	

Area (hectares)	Distinctiveness		Condition	
	Distinctiveness	Score	Condition	Score
0.086	V.Low	0	N/A - Other	0
0.0651	Medium	4	Moderate	2

0.15				

0.09

Select a unit	Hectares	M²

nary
0.33
33.11%
Yes ✓
Area Acceptable ✓

Strategic significance		
Strategic significance	Strategic significance	Strategic significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1

Post intervention habitats		
Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
0		
27		

Temporal multiplier

Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier
Standard time to target condition applied	0	1.000
Standard time to target condition applied	27	0.382

Difficulty multipliers			
Standard difficulty of creation	**Applied difficulty multiplier**	**Final difficulty of creation**	**Difficulty multiplier applied**
Low	Standard difficulty applied	Low	1
Low	Standard difficulty applied	Low	1

			Total Units

Habitat units delivered	User comments
0.00	Proposed new extention to existing buildings and extended car park and play area.
0.20	Sixteen new small trees are proposed to be planted to be established within the grassland habitat.These trees are anticipated to pass condition criteria A, B and F; therefore, achieving Moderate condition.

0.20	

Comments

Planning authority comments	Habitat reference number

Project Name: **Map Reference:**

A-3 On-Site Habitat Enhancement

Condense / Show Columns

Condense / Show Rows

Main Menu

Baseline ref	Baseline habitat	Total habitat area (hectares)
2	Grassland - Modified grassland	0.407

Baseline habitats			
Baseline distinctiveness band	**Baseline distinctiveness score**	**Baseline condition category**	**Baseline condition score**
Low	2	Poor	1

Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units
Low Strategic Significance	1	0.81

	Proposed Ha
Required Action to Meet Trading Rules	**Proposed Broad Habitat**
Same distinctiveness or better habitat required ≥	**Grassland**

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

bitat (Broad habitat pre-populated but can be overridden)
Proposed habitat
Modified grassland

summary
0.33
33.11%
Yes ✓

Change in distinctiveness and condition		Area (hectares)
Distinctiveness change	Condition change	
Low - Low	Poor - Moderate	0.334

	Total habitat area	**0.33**

Distinctiveness	Score	Condition	Score
Low	2	Moderate	2

Post intervention habitats

Strategic significance		
Strategic significance	Strategic significance	Strategic significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1

Temporal		
Standard time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)
10		

l risk multiplier

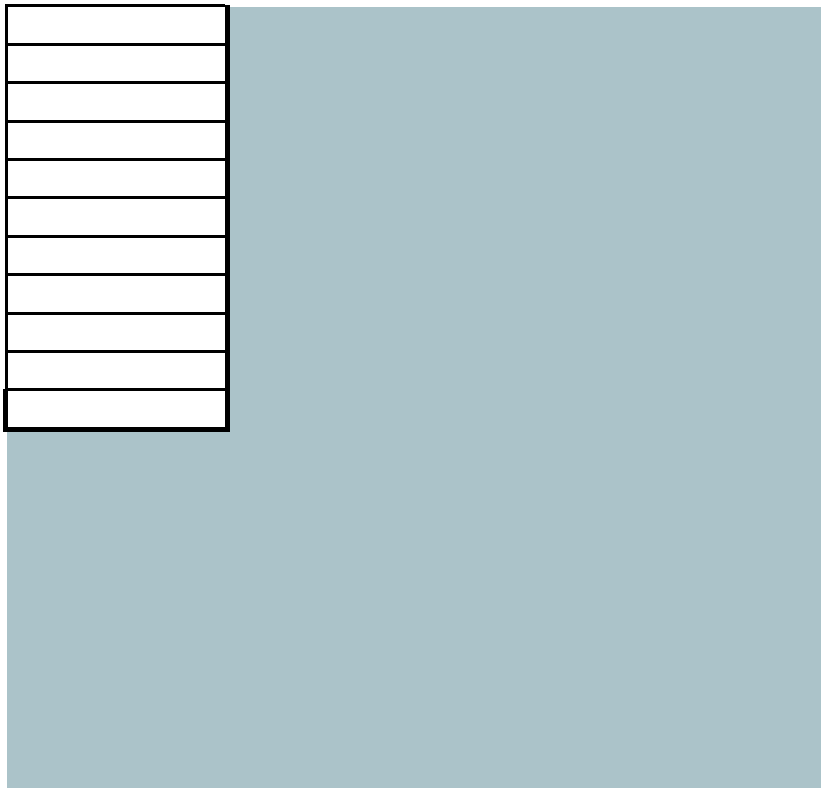
Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement
Standard time to target condition applied	10	0.700	Low

Difficulty risk multipliers			Habitat units delivered
Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	
Standard difficulty applied	Low	1	1.14

			1.14

Comments	
User comments	**Planning authority comments**
An area of modified grassland will be retained, dominated by perennial ryegrass and enhanced with a seed mix. This habitat is anticipated to pass condition criteria A, C, F and G, therefore achieving a condition score of moderate.	

Habitat reference number



Condense / Show C

Main Menu

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Project Name: **Map Reference:**

3-1 On-Site Hedge Baseline

olumns | Condense / Show Rows

Existing hedgerow habitats

Habitat type	Length (km)
Line of trees	0.18

	0.18

Hedgerow s
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
Low	2	Good	3

summary
0.14
12.79%
Yes ✓

Strategic significance	
Strategic significance	**Strategic significance**
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance

Strategic significance multiplier	Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units	Length retained	Length enhanced	Units retained
1	Same distinctiveness band or better	1.08	0.08	0	0.48

		1.08	0.08	0.00	0.48

Units enhanced	Length lost	Units lost	User comments
0.00	0.10	0.60	Exisiting line of trees. This habitat passes condition criteria A, B, C, D and E, therefore achieving a good condition score. This habitat will be partially retained under the current proposals.

0.00	**0.10**	**0.60**	

Comments

Planning authority comments	Habitat reference number

Condense / Show

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Project Name: **Map Reference:**

3-2 On-Site Hedge Creation

v Columns

Condense / Show Rows

nu

Proposed habitats	
Habitat type	**Length (km)**
Line of trees	0.13
Native hedgerow	0.146

	0.28

Hedgerow sum	
Total Net Unit Change	
Total Net % Change	
Trading Rules Satisfied	

Distinctiveness		Condition	
Distinctiveness	Score	Condition	Score
Low	2	Good	3
Low	2	Moderate	2

mary
0.14
12.79%
Yes ✓

Strategic significance		
Strategic significance	Strategic significance	Strategic significance multiplier
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1

Note; Habitat selected has a time to target conditio
req

Tempo		
Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
30+		
5		

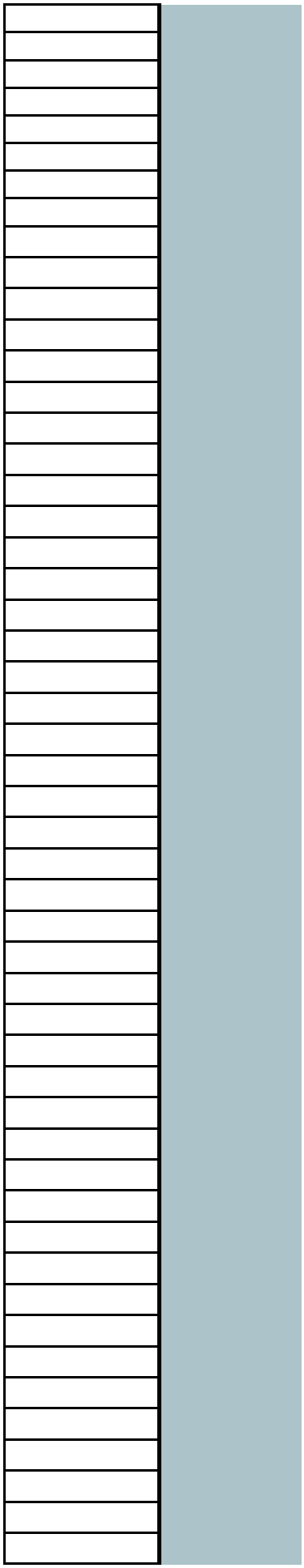
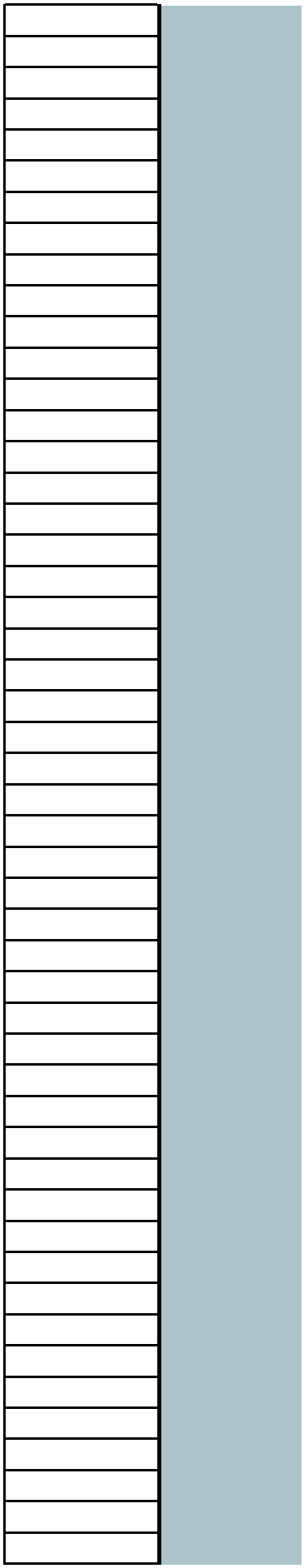
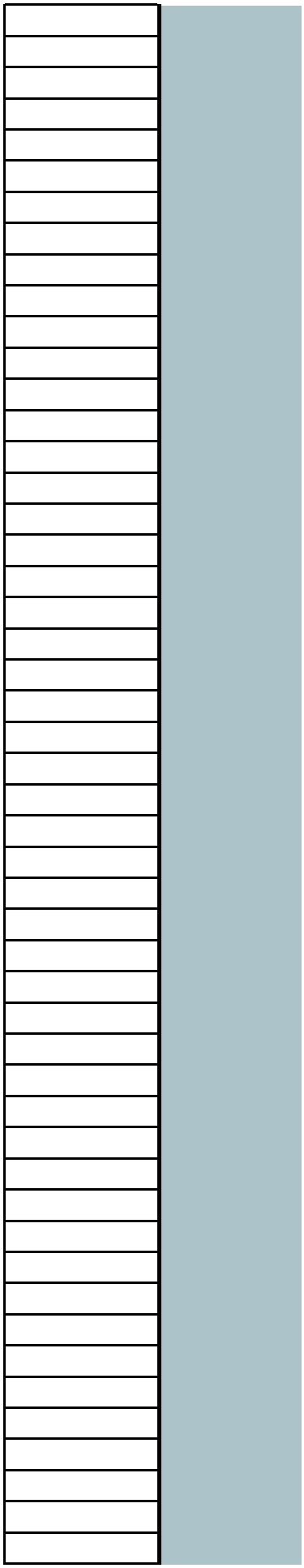
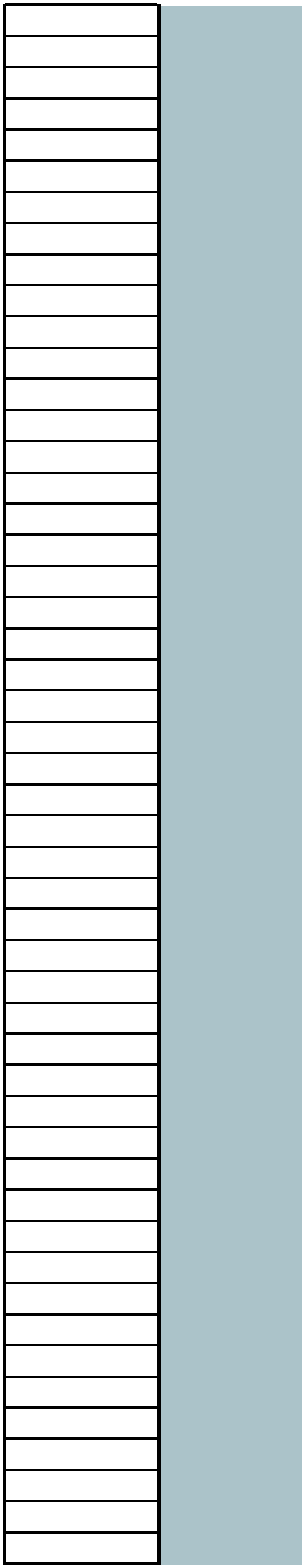
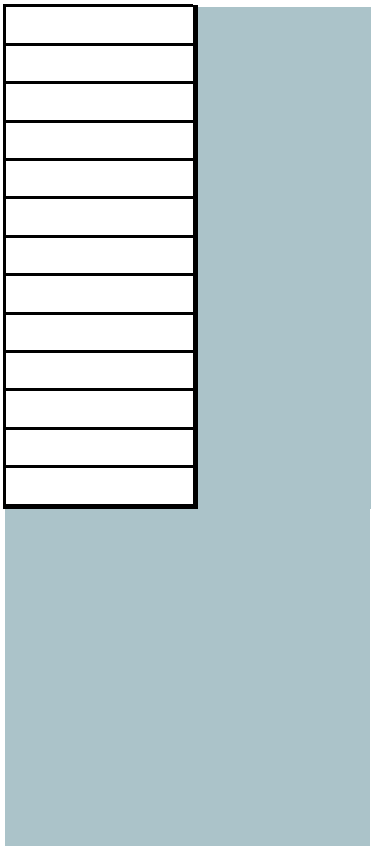
n greater than 30 years. Non standard agreement may be quired. □

oral multiplier

Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation
Standard time to target condition applied	30+	0.320	Low
Standard time to target condition applied	5	0.837	Low

Difficulty risk multipliers			Hedge units delivered
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	
Standard difficulty applied	Low	1	0.25
Standard difficulty applied	Low	1	0.49

			0.74

Comments	
User comments	**Planning authority comments**
Extended line of trees - This habitat passes condition criteria A, B, C, D and E, therefore achieving a good condition score.	
Proposed new native hedgerow. Habitat is anticipated to fail condition criteria C1, C2 and D2; therefore achieving Moderate condition.	

Habitat reference number