

# Biodiversity Strategy and Framework Management Plan

Slough Trading Estate, Slough
Presented SEGRO PLC

to:

Issued: July 2024

Lucion Delta-Simons Project No: 87304.544406

Protecting people and planet

# **Report Details**

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Site Address	Slough Trading Estate, Slough
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Lucion Delta-Simons Contact	Jon Spencer (Jonathan.spencer@luciongroup.com)

# **Quality Assurance**

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2 Final	Final	Final 4 <sup>th</sup> July 2024		Danni Phillips Consultant Ecologist	Vicky Newlove BNG Natural Capital Lead	Jon Spencer Associate Ecologist

# About Us

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As part of Lucion Services, our combined team of 500 in the UK has a range of specialist skill sets in over 50 environmental consultancy specialisms including asbestos, hazardous materials, ecology, air and water services, geo-environmental and sustainability amongst others.



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# **1.0 Background to the Project**

# 1.1 Context and Purpose

Lucion Delta-Simons Ltd has been instructed by SEGRO plc ('the Client') to produce a Biodiversity Strategy and Framework Management Plan (FMPFMP) for land at Slough Trading Estate, Slough (hereafter referred to as the 'Site'). This is to support the application for a New Simplified Planning Zone (SPZ) Scheme with SEGRO and Slough Borough Council.

The FMP ensures that impacts on any ecological receptors are adequately mitigated and compensated for. This Report describes measures to avoid, reduce, mitigate and compensate for likely adverse effects on ecological receptors resulting from the redevelopment. Ecological receptors incorporate sites, habitats and floral and faunal species which are the subject of international or national protection or are recognised as being of local rarity and sensitivity.

The FMP addresses the potential impacts of plot development across the SPZ on the existing features of ecology and nature conservation at the Site and within the immediate surrounding land, having due regard to recommended avoidance, mitigation and compensation measures in accordance with BS42020:2013 Biodiversity - Code of practice for planning and development.

The aims of the FMP are to:

- Set out best practice working methodologies and mitigation measures in order to protect existing ecologically valuable habitats and any protected or notable species that may occur at the Site, or within immediate surrounding land;
- Provide enhancement measures to increase the biodiversity value of the Site; and
- Provide a management and monitoring plan in order to enhance and maintain the ecological value of the Site following the development.

In addition, the FMP is designed to set out a strategy for ensuring the requirements set out in the revised National Planning Policy Framework (NPPF, 2023) in relation to biodiversity net gain (BNG) are met. The NPPF states: "Planning policies and decisions should contribute to and enhance the local environment by...(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...". It also places greater emphasis on achieving a measurable net gain in biodiversity.

The BNG assessments detailed in this Report were carried out in adherence to the five rules contained within the Biodiversity Metric 4.0 User Guide (Natural England, 2023):

- Rule 1: Competency requirements must be complied with;
- Rule 2: Biodiversity unit outputs are unique to this metric. The results of other metrics, including previous versions of this metric, are not comparable to those of this metric. The three types of biodiversity units generated by this metric (area, hedgerow and watercourse) cannot be summed, traded, or converted between modules;
- Rule 3: The trading rules of this metric must be followed;
- Rule 4: Losses and deterioration of irreplaceable or very high distinctiveness habitat cannot be accounted for through this metric; and
- Rule 5: In exceptional ecological circumstances, deviation from this metric methodology may be permitted by the relevant consenting body or planning authority.

In addition, use of the metric during this Report was informed by the eight principles as contained within the Biodiversity Metric 4.0 User Guide (Natural England, 2023):



- Principle 1: This metric does not change existing biodiversity protections, statutory obligations, or policy requirements. The use of this metric does not override the ecological mitigation hierarchy and other requirements (such as consenting or licensing processes, for example woodlands);
- Principle 2: This metric should be used in accordance with established good practice guidance and professional codes;
- Principle 3: This metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice;
- Principle 4: Biodiversity units are a proxy for biodiversity and should be treated as relative values;
- Principle 5: This metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance;
- Principle 6: Habitat interventions need to be realistic and deliverable within a relevant project timeframe;
- Principle 7: Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation; and
- Principle 8: The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

#### References are included in Appendix A.

The Statutory Biodiversity Metric was published in November 2023 and the requirement for developments to achieve a 10% net gain in biodiversity became mandatory on 12 February 2024. Biodiversity net gain has not been commenced yet for planning permissions which have been granted through other routes to consent, including SPZs<sup>1</sup>. Since the SPZ will not be subject to mandatory BNG requirements, the assessments presented here have not been updated to the Statutory Biodiversity Metric. The use of DEFRA Metric 4.0 is considered appropriate for the purposes of this assessment, and to guide landscape design of individual plots to maximise biodiversity outcomes

#### **1.2 Proposed Development**

There has been a SPZ on Slough Trading Estate since 1995. The current SPZ scheme runs until 11<sup>th</sup> November 2024 and was adopted in 2014. The SPZ is a specialised planning permission that applies across most of the Estate. It sets out a range of conditions that have to be met in order that some types of development, mostly datacentres, warehouses and research and development centres, can be built without the need to apply for an individual planning permission. This Report is required to inform the New SPZ Scheme with SEGRO and Slough Borough Council in relation to biodiversity principles for this unique economic estate.

<sup>&</sup>lt;sup>1</sup> BNG regulations and practice guidance: Paragraph: 003 Reference ID: 74-003-20240214. Available at: https://www.gov.uk/guidance/biodiversity-net-gain#contents.



# 2.0 Biodiversity Net Gain Methodology

# 2.1 Overview

The approach used to assess biodiversity impacts resulting from plot development across the SPZ is detailed below. This assessment has been based on the DEFRA Metric 4.0 version (the Metric) and the Preliminary Ecological Appraisal (PEA) produced by Delta-Simons in July 2023.

# 2.2 Biodiversity Metric

The quantitative assessment is based on the Metric to provide a transparent and repeatable measure of biodiversity at each of the stages identified above. The biodiversity score considers a number of factors including:

- Habitat distinctiveness;
- Habitat condition;
- Temporal risk: time required to reach target condition;
- Difficulty to create/restore;
- Connectivity; and
- Spatial area of loss/gain of each habitat.

The pre-development value is compared to the proposed habitat composition post development to assess the change in biodiversity value using biodiversity units as a proxy numeric value.

The Metric only considers habitats and does not take protected and notable species or associated enhancement measures such as bird boxes into account.

### 2.3 Habitat Distinctiveness

Distinctiveness refers to the relative scarcity of the habitat and its importance for nature conservation. Habitats are assigned to distinctiveness bands. These are based on an assessment of the distinguishing features of a habitat or linear feature, including the consideration of species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats.

The distinctiveness band of each habitat is preassigned in the Metric. The bands are based upon the UK habitat classification system. Where no directly comparable DEFRA habitat type was available to match the vegetation recorded, the closest approximation was selected.

The DEFRA habitat typologies are split into five distinctiveness bands:

- **Very High** Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 that are highly threatened, internationally scarce, and require conservation action;
- High Priority habitats as defined in Section 41 of the NERC Act requiring conservation action;
- Medium Semi-natural habitats not classed as Priority Habitat;
- Low Habitat of low biodiversity value; and
- **Very low** Little or no biodiversity value.

Under the supplementary habitat calculations for linear habitats, hedgerows are assigned a distinctiveness weighting based on their physical structure and the species composition of the woody element of the



hedgerow, and their association with physical features (ditches and banks) that may enhance their ecological value by providing additional niches or enhanced capacity to provide habitat connectivity.

## 2.4 Habitat Condition

The condition of a habitat is defined by its particular quality. For example, a habitat is in poor condition if it fails to support the notable/protected species for which it is valued, or if it is in unfavourable condition due to degradation from external factors, such as pollution, erosion, or invasive species. Condition assessment criteria is based on Common Standards Monitoring of protected sites in the UK where key attributes and positive and negative indicators are used. Habitat condition categories are as follows:

- Good;
- Fairly good;
- Moderate;
- Fairly poor;
- Poor;
- N/A Agricultural; and
- N/A other.

For linear features, condition assessment is based on the dimensions and other physical characteristics of a hedgerow or line of trees against a set of minimum requirements for the feature to be considered in a 'favourable' condition. The condition assessment is based on the Hedgerow Survey Handbook.

#### 2.5 Baseline Assessment

The baseline biodiversity score for the Site has been determined using the PEA produced by Delta-Simons in July 2023. The baseline habitats are shown in Figure 1.

The baseline assessment for the Site has now been established and will not change throughout the development period. It should be noted that the service strips and buffers outside of SEGRO ownership could have been removed from the calculator to minimise the baseline habitat. However, it is understood that the Client is proactively trying to increase biodiversity under their Responsible SEGRO initiative, so the baseline is inclusive of these council owned areas. In addition, it would have led to a complex red-line boundary plan creating further complexity for developers, SEGRO and the LPA.

### 2.6 Proposed Scheme

A combination of on-site and off-site biodiversity measures are proposed in the SPZ. This approach is further explained in Section 5.0.

### 2.7 Future Management and Monitoring

This Report sets out the predicted biodiversity impacts of the scheme based on a set of assumptions and professional judgement for target habitat conditions post-development. This FMP allows for regular monitoring of the habitat establishment and their progression to the desired condition target, allowing for changes to management regimes as necessary to achieve the targets set.



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# 3.0 Assumptions and Application of Professional Judgement

### 3.1 Baseline Habitats

Professional judgement has been made in relation to the baseline habitats and their conditions assessed in line with the Biodiversity Metric 4.0 - Technical Annex 1: Condition Assessment Sheets and Methodology.



# 4.0 Baseline Data

# 4.1 Designated Sites

The results of the desk search undertaken by Delta-Simons in May 2023 indicated there are two internationally designated statutory sites within 6 km of the Site centre, the closest of which is Burnham Beeches Special Area of Conservation (SAC), located 2.39 km north of the Site. There are no nationally designated statutory sites within 2 km of the Site centre. There are two regionally designated statutory sites within 2 km of the Site centre, the closest of which is Haymill Valley Local Nature Reserve (LNR), located adjacent to the western Site boundary. In addition, there are three non-statutory designated sites within 2 km of the Site centre, the closest of which is Haymill Valley Berkshire Local Wildlife Site (BLWS), Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) Reserve and Biodiversity Opportunity Area (BOA), located adjacent to the western Site boundary.

# 4.2 Existing On-Site Habitats and Protected and Notable Species

The habitats on the Site were surveyed on the 1<sup>st</sup> and 2<sup>nd</sup> of June 2023 by a Delta-Simons ecologist (Report reference 87304.544406) and compiled desk study data for the Site to identify potential ecological constraints to its development. The results of these surveys can be found in Table 1 below, whilst the protected species likely to be impacted by the development can be found in Table 2.

Flora/Habitats	Description
Introduced Shrub	Beds of introduced shrub were present throughout the car parks and adjacent to buildings across the Site.
Buildings	A large number of buildings were present across the Site. The majority of these had flat or pitched roofs with metal sheeting and lacked roof voids. The walls were generally clad with metal, glass or brick. The majority of buildings were generally of very modern construction and in good condition.
	A green wall was present on the side of one of the multi-storey car parks. In addition, a bike shelter with a green roof, insect hotels and bird boxes were present in the south-western area of the Site.
Other Developed Land	Areas of tarmac, concrete and paving were present across the Site, in association with access roads, car parking, yard areas and pedestrian areas.
Artificial Unvegetated, Unsealed Surface	A relatively small portion of the Site comprised bare ground. These were generally areas of the Site which had been cleared for construction at the time of the Site visit, or were areas covered with gravel or bark chippings around buildings. There were larger areas covered with bark chippings were also planted with scattered trees. Certain areas of bare ground were becoming vegetated with ephemeral/short perennial plants.
Fencing	Welded mesh wire fencing with a barbed wire top was present in association with the Site's boundaries and bisecting the plots associated with the different buildings on-Site.
Vegetated Garden	Small strips comprising a combination of mown grassland and ornamental grasses surrounded by ornamental bark were present adjacent to one of the on-Site buildings.

#### Table 1: Habitats Known to be Present on, or within Close Proximity to the Scheme



Modified Grassland	Areas of modified grassland were present around the Site boundaries and adjacent to the on-Site buildings. The grassland was predominantly mown to a height of approximately 1 cm.
	In addition, there was a small area of modified grassland in the south of the Site which had been left unmanaged.
Priority Hedgerow	A number of managed beech hedgerows were present throughout the car parks, along the Site boundaries and adjacent to buildings across the Site. Several hedgerows were up to 2 m tall and 1 m wide. However, most were only approximately 0.75-1 m tall and 0.75-1 m wide.
Scattered Trees	A number of young and semi-mature scattered broadleaved and coniferous trees were present across the Site, within the car parks and shrub beds, adjacent to the buildings, and along the Site's boundaries.

Table 2. Fauna Fotentiany Supported of Commed at the Site			
Fauna	Opportunities		
Birds	The hedgerows, introduced shrub, scattered trees and buildings on-Site offer suitable foraging and/or nesting habitat for bird species.		
Bats	None of the buildings or trees on-Site were assessed as supporting features suitable to support roosting bats. Whilst the hedgerows, introduced shrub beds and scattered trees were found to provide foraging and commuting opportunities for bats, the Site's urban location and high levels of light spill anticipated at nighttime mean the on-Site habitats were assessed as being of low quality for foraging and commuting bats. Haymill Valley LNR and the vegetated banks of the railway line adjacent to the Site		
	were assessed as having the potential to form locally important commuting and foraging habitat for bats.		
Badgers	There was considered to be limited suitable habitat on-Site for badgers, with the vast majority of habitats adjacent to the Site also unsuitable for badgers.		
	Suitable habitat was identified within Haymill Valley LNR and along the vegetated banks of the railway line, although a full inspection of this habitat was not possible during the Site visit due to dense vegetation and active trains. The risk of badgers being present at the Site was considered to be low due to the highly urban location of the Site and its industrial nature.		

The introduced shrub, hedgerow bases and longer grassland on-Site provide foraging, sheltering and commuting opportunities for the species, although the extent of traffic movement across the Site makes conditions less suitable for survival.

#### Table 2: Fauna Potentially Supported or Confirmed at the Site



Hedgehogs

# 5.0 Calculating Initial BNG and Offsetting for the Entire Site

## 5.1 Baseline Habitats

On-Site baseline habitats are shown in Figure 1 and consist of predominantly industrial warehouse buildings and car parks, with areas of bare ground, modified grassland, vegetated garden and introduced shrub. In addition, hedgerows, fencing, footpaths, access roads and a number of scattered trees are present across the Site. Overall, the baseline for the Site is calculated to provide 85.90 area habitat BUs, and 7.71 hedgerow BUs, as shown in Tables 3 and 4, below. See the attached completed DEFRA Metric for detailed results (Appendix B).

As described in the paragraph above the baseline for the Site has been calculated and SEGRO, as the owners of the Site, and Slough Borough Council have agreed on a financial contribution to be secured within the Section 106 Agreement that will be spent towards biodiversity improvements over the existing baseline. Although the precise programme of works to deliver these biodiversity enhancements has not been agreed between SEGRO and the Council the financial contribution will fund a range of landscaping measures, creation of biodiverse habitats, appropriate management of retained habitats and maintenance on off-site locations. The potential off-site locations identified are Kennedy Park, Scafell Park and Bath Road Service Road located in proximity to the Site. A programme of works will be agreed between SEGRO and the Council and will determine which of the identified off-site locations (it could be all three of the off-site locations) will be subject to biodiversity improvements and on-going management.

SEGRO will also provide environmental improvement including biodiversity enhancement at a number of 'pocket parks' on the Site at the Liverpool Road / Leigh Road, Weston Road and Farnham Road Pocket Parks.

The biodiversity enhancements works (Pocket Parks and off-site improvements) and ongoing maintenance of those works will be implemented for the lifetime of the New SPZ Scheme.

In addition to this, it is expected that these programmes of works will complement the existing requirement for the development of each plot to provide 6% on-site landscaping. As explained in more detail later on in this Report, a number of Test Fits have been used to test the landscaping proposals for the future development of a plot on the Site designed in accordance with the parameters of the New SPZ Scheme, including the requirements for plot density, 6% on-site landscaping, the criteria contained within the Design Code etc. These Tests Fits demonstrate that with realistic habitat creation and enhancement measures significant gains in biodiversity can be achieved well above a 10% net gain.

Therefore, with the combination of biodiversity improvements to be delivered at the Pocket Parks and the off-site locations with the biodiversity improvements possible through the landscaping to be provided on the plots themselves, as demonstrated through the Test Fits, it is demonstrable that this will provide sufficient BUs for there to be significant gains in biodiversity above the baseline of the Site.



Existing Habitats (Area)	Condition Assessment	Area (ha)	Biodiversity Units
Grassland - Modified grassland	Poor	6.69	13.38
Urban - Developed land; sealed surface	N/A - Other	144.72	0.00
Urban - Introduced shrub	Condition Assessment N/A	6.78	13.56
Individual trees - Urban tree	Poor	14.69	58.76
Urban - Vegetated garden	Condition Assessment N/A	0.10	0.20
Urban - Artificial unvegetated, unsealed surface	N/A - Other	3.29	0.00
Total		161.58*	85.90

#### Table 3 - On-Site Pre-Development Area Habitat Score

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

#### Table 4 - On-Site Pre-Development Hedgerow Habitat Score

Existing Habitats (Hedgerow)	Condition Assessment	Length (km)	Biodiversity Units
Native hedgerow**	Poor	3.86	7.71
Total		3.86	7.71

\*\*The hedgerows have been grouped together to give a total length



# 6.0 Securing Biodiversity Gains Across the SPZ

## 6.1 Overview

The requirement for mandatory net gain does not currently apply to SPZ's. Nevertheless, the Client is still keen to proactively target a 10% net gain in biodiversity across the SPZ, and within each plot wherever possible. For traditional developments, a BNG calculator is completed based on baseline habitats and detailed landscaping plans prior to planning permission being granted. However, given the nature of the SPZ, planning permission will not be sought for each plot being developed. As such, an alternative approach is required to ensure biodiversity is being appropriately considered when developing the Site.

# 6.2 Suggested Approach

The below examples provided in Sections 7.0-12.0 will set out realistic BNG outputs based on Test Fit Plans provided by Stantec UK Limited, all of which have been designed in accordance with the Slough Trading Estate Design Code, which states 'All development must allocate a minimum of 6% of plot area for provision of landscape treatment'. Professional judgement has then been applied to make suggestions of realistic habitat creation and enhancement measures which could be implemented in-line with the principles set out in the Design Code.



# 7.0 Example BNG Calculations - Development 1

## 7.1 Overview

The following sections provide an example of how the development of a plot at 373/756 Buckingham Avenue (OS grid reference SU 94882 81347) would impact upon the biodiversity value of the entire Site.

# 7.2 Baseline Habitats

Baseline habitats are shown in Figure 2 and consist of buildings, hardstanding, modified grassland, introduced shrub and scattered trees. Overall, the baseline for the Site is calculated to provide 0.37 area habitat BUs.

Table 5, below, provides a summary of the baseline area habitats, areas, and BUs for the Site.

Existing Habitats (Area)	Condition Assessment	Area (ha)	Biodiversity Units
Grassland - Modified grassland	Poor	0.04	0.07
Urban - Introduced shrub	Condition Assessment N/A	0.02	0.05
Urban - Developed land; sealed surface	N/A - Other	1.15	0.00
Individual trees - Urban tree	Poor	0.06	0.24
Total		1.21*	0.37

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

# 7.3 Proposed Scheme

Professional judgement has been applied to make suggestions of realistic post-development habitat compositions. The Test Fit this has been based off is shown in Drawing 1, with habitat compositions detailed in Table 6, below. In this example the Site post-development will comprise buildings, hardstanding, wildflower grassland, native scrub/shrubs and scattered trees. No habitats are to be retained.

Table 6, below, provides a summary of the post-development area habitats, areas, and BUs for the Site.



Proposed Habitats (Area)	Targeted Assessment	Retained (ha) Area	Area (ha) Created	Area (ha) Enhanced	Biodiversity Units Delivered
Grassland - Other neutral grassland	Moderate	0.00	0.05	0.00	0.33
Heathland and shrub - Mixed scrub	Moderate	0.00	0.04	0.00	0.27
Individual trees - Urban tree	Moderate	0.00	0.08	0.00	0.25
Urban - Developed land; sealed surface	N/A - Other	0.00	1.12	0.00	0.00
Total		0.00	1.21*	0.00	0.86

#### Table 6 - On-Site Post-Development Area Habitat Score - Development 1

\* As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

# 7.4 Summary of Results

The above assessment results in a total net unit change (on-plot) of:

#### Area Habitat BU's = +0.49

## 9 Total net % change = +134.46%

In addition, the completed metric confirms that the 'Trading Rules' have been satisfied.

See the attached completed DEFRA Metric for detailed results (Appendix C).



# 8.0 Example BNG Calculations - Development 2

### 8.1 Overview

The following sections provide an example of how the development of a plot at Buckingham/Dover (OS grid reference SU 94978 81308) would impact upon the biodiversity value of the entire Site. This is calculated based on the assumption that Development 1 (above) has already been undertaken.

# 8.2 Baseline Habitats

Baseline habitats are shown in Figure 3 and consist of buildings, hardstanding, introduced shrub and scattered trees. Overall, the baseline for the Site is calculated to provide 0.58 area habitat BUs.

Table 7, below, provides a summary of the baseline area habitats, areas, and BUs for the Site.

Existing Habitats (Area) Condition Assessment		Area (ha)	Biodiversity Units
Urban - Introduced shrub	Condition Assessment N/A	0.13	0.27
Urban - Developed land; sealed surface	N/A - Other	0.93	0.00
Individual trees - Urban tree	Poor	0.08	0.31
Total		1.06*	0.58

 Table 7 - On-Site Pre-Development Area Habitat Score - Development 2

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

# 8.3 Proposed Scheme

Professional judgement has been applied to make suggestions of realistic post-development habitat compositions. The Test Fit this has been based off is shown in Drawing 2, with habitat compositions detailed in Table 8, below. In this example the Site post-development will comprise buildings, hardstanding, wildflower grassland, native scrub/shrubs and scattered trees. In addition, a number of existing trees are to be retained.

Table 8, below, provides a summary of the post-development area habitats, areas, and BUs for the Site.



Proposed Habitats (Area)	Targeted Assessment	Retained (ha) Area	Area (ha) Created	Area (ha) Enhanced	Biodiversity Units Delivered
Grassland - Other neutral grassland	Moderate	0.00	0.06	0.00	0.40
Heathland and shrub - Mixed scrub	Moderate	0.00	0.06	0.00	0.41
Individual trees - Urban tree	Poor	0.04	0.00	0.00	0.16
Individual trees - Urban tree	Moderate	0.00	0.08	0.00	0.25
Urban - Developed land; sealed surface	N/A - Other	0.00	0.94	0.00	0.00
Total		0.00*	1.06*	0.00	1.22

#### Table 8 - On-Site Post-Development Area Habitat Score - Development 2

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

## 8.4 Summary of Results

The above assessment results in a total net unit change (on-plot) of:

#### Area Habitat BU's = +0.64

64 Total net % change = +111.05%

In addition, the completed metric confirms that the 'Trading Rules' have been satisfied.

See the attached completed DEFRA Metric for detailed results (Appendix D).



# 9.0 Example BNG Calculations - Development 3

### 9.1 Overview

The following sections provide an example of how the development of a plot at Buckingham/Weston (OS grid reference SU 94465 81526) would impact upon the biodiversity value of the entire Site. This is calculated based on the assumption that Developments 1 and 2 (above) have already been undertaken.

# 9.2 Baseline Habitats

Baseline habitats are shown in Figure 4 and consist of buildings, hardstanding, bare ground, modified grassland, introduced shrub and scattered trees. Overall, the baseline for the Site is calculated to provide 1.37 area habitat BUs.

Table 9, below, provides a summary of the baseline area habitats, areas, and BUs for the Site.

#### Table 9 - On-Site Pre-Development Area Habitat Score - Development 3

Existing Habitats (Area)	isting Habitats (Area) Condition Assessment		Biodiversity Units
Grassland - Modified grassland	Poor	0.02	0.04
Urban - Introduced shrub	Condition Assessment N/A	0.15	0.31
Urban - Developed land; sealed surface	N/A - Other	1.38	0.00
Individual trees - Urban tree	Poor	0.26	1.03
Urban - Artificial unvegetated, unsealed surface		0.00**	0.00
Total		1.55*	1.37

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

\*\*Area rounds to 0.00 to two decimal places, but it included to four decimal places in the calculator.

### 9.3 Proposed Scheme

Professional judgement has been applied to make suggestions of realistic post-development habitat compositions. The Test Fit this has been based off is shown in Drawing 3, with habitat compositions detailed in Table 10, below. In this example the Site post-development will comprise buildings, hardstanding, wildflower grassland, native scrub/shrubs and scattered trees. In addition, a number of existing trees are to be retained.

Table 10, below, provides a summary of the post-development area habitats, areas, and BUs for the Site.



Proposed Habitats (Area)	Targeted Assessment	Retained (ha) Area	Area (ha) Created	Area (ha) Enhanced	Biodiversity Units Delivered
Grassland - Other neutral grassland	Moderate	0.00	0.10	0.00	0.67
Heathland and shrub - Mixed scrub	Moderate	0.00	0.10	0.00	0.64
Individual trees - Urban tree	Poor	0.05	0.00	0.00	0.20
Individual trees - Urban tree	Moderate	0.00	0.12	0.00	0.37
Urban - Developed land; sealed surface	N/A - Other	0.00	1.35	0.00	0.00
Total		0.00*	1.55*	0.00	1.88

#### Table 10 - On-Site Post-Development Area Habitat Score - Development 3

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

## 9.4 Summary of Results

The above assessment results in a total net unit change (on-plot) of:

#### Area Habitat BU's = +0.50

Total net % change = +36.68%

However, the completed metric indicates that the 'Trading Rules' have not been satisfied.

See the attached completed DEFRA Metric for detailed results (Appendix E).



# 10.0 Example BNG Calculations - Development 4

## 10.1 Overview

The following sections provide an example of how the development of a plot at 6B Bath Road (OS grid reference SU 94999 81015) would impact upon the biodiversity value of the entire Site. This is calculated based on the assumption that Developments 1, 2 and 3 (above) have already been undertaken.

# **10.2 Baseline Habitats**

Baseline habitats are shown in Figure 5 and consist of buildings, hardstanding, modified grassland, scattered trees and native hedgerow. Overall, the baseline for the Site is calculated to provide 2.62 area habitat BU's and 0.42 hedgerow habitat BUs.

Table 11, below, provides a summary of the baseline area habitats, areas, and BUs for the Site.

#### Table 11 - On-Site Pre-Development Area Habitat Score - Development 4

Existing Habitats (Area)	Condition Assessment		Biodiversity Units
Grassland - Modified grassland	Poor	0.34	0.68
Urban - Developed land; sealed surface	N/A - Other	1.77	0.00
Individual trees - Urban tree	Poor	0.48	1.94
Total		2.11*	2.62

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

Table 12, below, provides a summary of the baseline hedgerow habitats, areas, and BUs for the Site.

#### Table 12 - On-Site Pre-Development Hedgerow Habitat Score - Development 4

Existing Habitats (Hedgerow)	Condition Assessment	Length (km)	Biodiversity Units
Native hedgerow**	Poor	0.21	0.42
Total		0.21	0.42

\*\*The hedgerows have been grouped together to give a total length

### 10.3 Proposed Scheme

Professional judgement has been applied to make suggestions of realistic post-development habitat compositions. The Test Fit this has been based off is shown in Drawing 4, with habitat compositions detailed in Table 13, below. In this example the Site post-development will comprise buildings, hardstanding, wildflower grassland, native scrub/shrubs, scattered trees and native species-rich hedgerow.

Table 13, below, provides a summary of the post-development area habitats, areas, and BUs for the Site.



Proposed Habitats (Area)	Targeted Assessment	Retained (ha) Area	Area (ha) Created	Area (ha) Enhanced	Biodiversity Units Delivered
Grassland - Other neutral grassland	Moderate	0.00	0.15	0.00	1.00
Heathland and shrub - Mixed scrub	Moderate	0.00	0.21	0.00	1.41
Individual trees - Urban tree	Moderate	0.00	0.12	0.00	0.37
Urban - Developed land; sealed surface	N/A - Other	0.00	1.75	0.00	0.00
Total		0.00	2.11*	0.00	2.79

#### Table 13 - On-Site Post-Development Area Habitat Score - Development 4

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

Table 14, below, provides a summary of the post-development hedgerow habitats, lengths, and BUs for the Site.

 Table 14 - On-Site Post-Development Hedgerow Habitat Score - Development 4

Proposed Habitats (Hedgerow)	Targeted Assessment	Retained (km) Length	Length (km) Created	Length (km) Enhanced	Biodiversity Units Delivered
Species-rich native hedgerow**	Moderate	0.00	0.10	0.00	0.67
Total		0.00	0.10	0.00	0.67

\*\*The hedgerows have been grouped together to give a total length

### 10.4 Summary of Results

The above assessment results in a total net unit change (on-plot) of:

#### Area Habitat BU's = +0.17 Total net % change = +6.43%

#### Hedgerow Habitat BU's = +0.25 Total net % change = +60.93%

Whilst a net gain over 10% has been achieved for hedgerow habitats, it has not been achieved for area habitats. In addition, whilst the completed metric confirms that the 'Trading Rules' have been satisfied for hedgerow habitats, they have not been satisfied for area habitats.

See the attached completed DEFRA Metric for detailed results (Appendix F).



# **11.0 Example BNG Calculations - Development 5**

## 11.1 Overview

The following sections provide an example of how the development of a plot at Fairlie/Edinburgh (OS grid reference SU 95272 81580) would impact upon the biodiversity value of the entire Site. This is calculated based on the assumption that Developments 1, 2, 3 and 4 (above) have already been undertaken.

# **11.2 Baseline Habitats**

Baseline habitats are shown in Figure 6 and consist of buildings, hardstanding, introduced shrub and scattered trees. Overall, the baseline for the Site is calculated to provide 0.66 area habitat BUs.

Table 15, below, provides a summary of the baseline area habitats, areas, and BUs for the Site.

Existing Habitats (Area)	Condition Assessment	Area (ha)	Biodiversity Units
Grassland - Modified grassland	Poor	0.13	0.26
Urban - Introduced shrub	Condition Assessment N/A	0.02	0.04
Urban - Developed land; sealed surface	N/A - Other	1.13	0.00
Individual trees - Urban tree	Poor	0.09	0.36
Total		1.28*	0.66

 Table 15 - On-Site Pre-Development Area Habitat Score - Development 5

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

# 11.3 Proposed Scheme

Professional judgement has been applied to make suggestions of realistic post-development habitat compositions. The Test Fit this has been based off is shown in Drawing 5, with habitat compositions detailed in Table 16, below. In this example the Site post-development will comprise buildings, hardstanding, wildflower grassland, native scrub/shrubs and scattered trees. In addition, a number of existing trees are to be retained.

Table 16, below, provides a summary of the post-development area habitats, areas, and BUs for the Site.



Proposed Habitats (Area)	Targeted Assessment	Retained (ha) Area	Area (ha) Created	Area (ha) Enhanced	Biodiversity Units Delivered
Grassland - Other neutral grassland	Moderate	0.00	0.10	0.00	0.67
Heathland and shrub - Mixed scrub	Moderate	0.00	0.07	0.00	0.49
Individual trees - Urban tree	Poor	0.02	0.00	0.00	0.08
Individual trees - Urban tree	Moderate	0.00	0.10	0.00	0.31
Urban - Developed land; sealed surface	N/A - Other	0.00	1.11	0.00	0.00
Total		0.00*	1.28*	0.00	1.56

#### Table 16 - On-Site Post-Development Area Habitat Score - Development 5

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

### **11.4 Summary of Results**

The above assessment results in a total net unit change (on-plot) of:

#### Area Habitat BU's = +0.90

's = +0.90 Total net % change = +137.04%

In addition, the completed metric confirms that the 'Trading Rules' have been satisfied.

See the attached completed DEFRA Metric for detailed results (Appendix G).



# 12.0 Example BNG Calculations - Development 6

# 12.1 Overview

The following sections provide an example of how the development of a plot at 268 Bath Road (OS grid reference SU 95172 80900) would impact upon the biodiversity value of the entire Site. This is calculated based on the assumption that Developments 1, 2, 3, 4 and 5 (above) have already been undertaken.

# 12.2 Baseline Habitats

Baseline habitats are shown in Figure 7 and consist of buildings, hardstanding, modified grassland, scattered trees and native hedgerow. Overall, the baseline for the Site is calculated to provide 3.49 area habitat BUs and 0.81 hedgerow habitat BUs.

Table 17, below, provides a summary of the baseline area habitats, areas, and BUs for the Site.

#### Table 17 - On-Site Pre-Development Area Habitat Score - Development 6

Existing Habitats (Area)	Condition Assessment		Biodiversity Units
Grassland - Modified grassland	Poor	0.47	0.93
Urban - Developed land; sealed surface	N/A - Other	2.63	0.00
Individual trees - Urban tree	Poor	0.64	2.56
Total		3.10*	3.49

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

Table 18, below, provides a summary of the baseline hedgerow habitats, areas, and BUs for the Site.

#### Table 18 - On-Site Pre-Development Hedgerow Habitat Score - Development 6

Existing Habitats (Hedgerow)	Condition Assessment	Length (km)	Biodiversity Units
Native hedgerow**	Poor	0.41	0.81
Total		0.41	0.81

\*\*The hedgerows have been grouped together to give a total length

### 12.3 Proposed Scheme

Professional judgement has been applied to make suggestions of realistic post-development habitat compositions. The Test Fit this has been based off is shown in Drawing 6, with habitat compositions detailed in Table 19, below. In this example the Site post-development will comprise buildings, hardstanding, wildflower grassland, native scrub/shrubs, scattered trees and native species-rich hedgerow. In addition, a number of existing trees are to be retained.

Table 19, below, provides a summary of the post-development area habitats, areas, and BUs for the Site.



Proposed Habitats (Area)	Targeted Assessment	Retained (ha) Area	Area (ha) Created	Area (ha) Enhanced	Biodiversity Units Delivered
Grassland - Other neutral grassland	Moderate	0.00	0.12	0.00	0.80
Heathland and shrub - Mixed scrub	Moderate	0.00	0.09	0.00	0.61
Individual trees - Urban tree	Poor	0.06	0.00	0.00	0.24
Individual trees - Urban tree	Moderate	0.00	0.20	0.00	0.62
Urban - Developed land; sealed surface	N/A - Other	0.00	2.89	0.00	0.00
Total		0.00*	3.10*	0.00	2.28

#### Table 19 - On-Site Post-Development Area Habitat Score - Development 6

\*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

Table 20, below, provides a summary of the post-development hedgerow habitats, lengths, and BUs for the Site.

Table 20 - On-Sit	e Post-Developn	nent Hedgerow Ha	bitat Score - Development 6
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Proposed Habitats (Hedgerow)	Targeted Assessment	Retained (km) Length	Length (km) Created	Length (km) Enhanced	Biodiversity Units Delivered
Species-rich native hedgerow**	Moderate	0.00	0.20	0.00	1.34
Total		0.00	0.20	0.00	1.34

\*\*The hedgerows have been grouped together to give a total length

#### 12.4 Summary of Results

The above assessment results in a total net unit change (on-plot) of:

```
Area Habitat BU's = -1.21
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Total net % change = -34.70%

Total net % change = +64.89%

#### Hedgerow Habitat BU's = +0.53

Whilst a net gain over 10% has been achieved for hedgerow habitats, it has not been achieved for area habitats. In addition, whilst the completed metric confirms that the 'Trading Rules' have been satisfied for hedgerow habitats, they have not been satisfied for area habitats.

See the attached completed DEFRA Metric for detailed results (Appendix H).



# 13.0 Example BNG Calculations - Summary

# 13.1 Summary

The above six development examples based on realistic landscaping proposals in line with the Design Code and Test Fits provided illustrate a variety of scenarios which may be encountered when individual plots come forward for development. The examples include a range of scenarios, such as the development of data centres and Use Class B8 warehouses, significant tree retention and no tree retention, significant tree planting and minimal tree planting, plots with hedgerows and plots without, plots which achieve a significant net gain and those which result in a net loss, and plots which satisfy the Trading Rules and those which do not.

In setting out a range of examples, this demonstrates that plot flexibility can still be retained in-line with one of the key aims of the SPZ, whilst still giving confidence that significant gains in biodiversity can be achieved.



# 14.0 Generic Landscaping and Post-Construction Habitats

## 14.1 Strategy

Whilst each plot will vary in terms of habitat types, sizes, and ecologically important features, general principles will be applied to landscaping design to ensure the optimal outcomes for biodiversity. Existing habitats of high ecological value will be retained and enhanced wherever possible. In addition, native, species-rich habitats will be planted to increase the biodiversity value of the plots. Landscaping will focus on the plot boundaries and aim to maintain and enhance across-plot connectivity. This will be achieved by following the below steps:

- Retain
  - Retain as many existing trees as possible;
- Enhance
  - o Enhance modified grassland to wildflower grassland;
  - o Enhance species-poor hedgerows to species-rich hedgerows;
- Create
  - Plant species-rich wildflower grassland, native shrubs and scrub, native trees, native species-rich hedgerows, and green roofs; and
  - o Install bird boxes at suitable locations across the plot.

The sections below provide generic landscaping objectives, planting, management, monitoring and remediation advice to be followed for each plot that gets developed, where relevant.

All soft landscaping areas should be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The Site should be visited a minimum of once per month to carry out required maintenance. Long-term maintenance following the 12-month defects period should be carried out by a commercial landscape maintenance contractor under a landscape maintenance contract.

### 14.2 Objectives

The objectives for any retained or newly planted habitats at the Site post-development will be to increase the species diversity and structural diversity. Management objectives will include:

- Ensure satisfactory establishment and growth of new planting; and
- Maintain new and retained planting in a healthy and attractive condition, to retain their contribution to the landscape structure, biodiversity, food source to wildlife, and amenity value.

#### 14.3 Implementation

For any new planting sensible locations will be chosen to ensure their longevity i.e. towards plot boundaries and avoiding any access routes or services, to keep plots as flexible as possible without affecting future biodiversity.

#### <u>Planting</u>

Existing trees and hedgerows to be retained should be protected in accordance with BS5837:2012 Trees in relation to design, demolition and construction, from commencement to completion of all works on-Site.



All trees should be supplied root-balled, unless otherwise stated. Root-balled trees should be well-grown, healthy and with a compact, contained root-ball. They should be nursery-grown and have been regularly watered.

Prior to planting, the ground should be prepared such that the plants can grow successfully. The soil should have a good tilth (particle size, moisture content, degree of aeration, rate of water infiltration, and drainage) so that the roots can establish. All topsoiled areas should be clear of rocks and rubble larger than 50 mm diameter and any other debris that may interfere with the establishment of plants.

For trees, hedgerows, scrub, ornamental planting and shrubs, planting and excavations should be carried out between November and March (inclusive), when the ground is not frozen or waterlogged as this may cause damage to the structure of the soil. If planting is required outside this period agreement should be sought and all bare-root plants should be substituted with container-grown stock.

Grassland seeding and grass turf laying should be undertaken April-June, inclusive or August-October, inclusive. This should be during suitable conditions i.e. mild and damp weather when the ground is moist and workable. Seeding and sowing should not be undertaken in persistent cold or drying winds or if the soil is frost bound, waterlogged or excessively dry.

All areas of wildflower grassland should be made up of low nutrient sub-soil to assist establishment and maintenance of the grassland.

All excavated areas should be backfilled with either site won topsoil or imported topsoil to be BS3882:2015 - General purpose grade. The soil should have a good tilth (particle size, moisture content, degree of aeration, rate of water infiltration, and drainage) so that the roots can establish. All topsoiled areas should be clear of rocks and rubble larger than 50 mm diameter and any other debris that may interfere with the establishment of plants.

All newly planted trees should be double-staked and fitted with a tree guard, ensuring the main or terminal bud is protruding out above the top of the spirals. Guards should also be fitted to all hedgerow whips and native shrubs, ensuring the main or terminal bud is protruding out above the top of the spirals.

Any green roofs should be installed in-line with the supplier's instructions. All surfaces should be cleared of debris and planting will only proceed with certification of waterproof membrane integrity with any faults addressed. Frozen materials should not be installed or worked with. The roof should be secured from damage and wind uplift.

#### <u>Management</u>

All new planting should be watered to field capacity immediately after planting. Following this, watering should be undertaken as necessary to ensure the establishment and continued thriving of all planting. Additional watering should be undertaken in the summer months and/or periods of drought.

General pruning should be completed as necessary to remove damaged vegetation but be limited to the minimum necessary to maintain the natural shape of the plant. Selective thinning of vegetation should be completed to allow best establishment and to maintain species distribution.

Light, regular, trimming of the hedgerows and scrub in their early years will encourage dense, bushy growth, therefore, newly planted hedgerow and scrub plants should be cut back annually in September for the first three years, at which time the hedgerow and scrub are anticipated to be approaching their desired dimensions. Any trimming works should avoid the main bird nesting season (March - August, inclusive) as far as possible, alternatively, non-mechanical hand tools should be used.

Established hedgerows and scrub should receive less frequent management, being cut only once every two years using hand or mechanical cutters as appropriate, or when growth requires to maintain the desired dimensions, and on rotation such that not all the hedgerows and areas of scrub at the Site are cut in the same year. This allows continuous provision of ideal nesting habitat as well as supporting the production of nuts and berries for foraging fauna.



Ongoing formative pruning of trees should be undertaken as outlined in BS8545:2014 Trees from nursery to independence in the landscape. Any trimming works should avoid the main bird nesting season (March - August, inclusive) as far as possible, alternatively, non-mechanical hand tools should be used.

The condition of stakes/ties should be checked during each scheduled maintenance visit and adjusted/replaced as necessary. After the first two years stakes and ties should be removed if the trees are self-supporting.

Dead wood and suckers should be removed from trees as required to ensure development of a main leader.

Once any amenity grassland reaches a height of 75 mm it should be cut using a cylinder mower to a height of 50 mm, with all arisings spread evenly over the cut area. Following this initial cut, the grassland should be maintained at a height of 35 mm, with all arisings removed and disposed of off-Site.

No cutting of any wildflower grassland should occur during the first year. From year two onwards the seeds should be allowed to ripen and fall into the soil, usually towards the end of August, then the grassland should be cut back hard, with all arisings removed and disposed of off-Site.

Any green roof should be inspected and maintained as detailed in manufacturer's schedule. Any selfcolonised, vigorous species such as *Buddleja* sp. should be removed. The roof should be inspected for wasp nests and removed when appropriate.

The planting areas should be kept clear of weeds by hand pulling or spot treatment using an appropriate herbicide. The application of herbicide on planting areas should only be undertaken at appropriate times of year and in accordance with manufacturer's instructions, with note taken of suitable weather conditions. Particular attention should be given to the presence of any species listed on the London Invasive Species Initiative (LISI) and any species listed on Schedule 9 of the Wildlife and Countryside Act (1981, as amended). Should any of these species be recorded, a specialist contractor may be required to implement an eradication plan and dispose of associated waste appropriately. In addition, the following weed species should be removed as soon as they appear:

- Docks Rumex sp.;
- Thistles Asteraceae sp.;
- Willowherbs *Epilobium* sp.;
- Ragworts Senecio sp.;
- Nettles *Urtica* sp.;
- Bindweeds Convolvulaceae sp.; and
- Couch grass Elymus repens .

Site maintenance should remove litter from the areas of planting.

# 14.4 Monitoring and Remediation

Monitoring should be undertaken as part of general Site maintenance. Any plants which fail within the first five years should be re-planted in the next available planting season.

An ecologist should undertake a condition assessment at regular intervals to ensure the continued effectiveness of management activities and updates the management plan to reflect any changes.

If there are any trees within the plot, an arboriculturist should annually inspect them for disease, damage and potential problems. Remedial work should then be carried out as required to meet the objectives set out above and in accordance with BS3998:2010 Tree work.



# **15.0 Generic Species-Specific Enhancements**

# 15.1 Nesting Birds

Planted hedgerow, scrub and tree habitat across the development will provide nesting opportunities once established. Wildflower grassland, green roofs and ornamental planting will increase invertebrate activity at the Site by providing early nectar sources, offering late season foraging for local birds. To enhance the ecological value of the Site, and to provide additional nesting opportunities, especially while the new planting establishes and becomes suitable, bird boxes should be placed at suitable locations around the Site. These should be suitable to accommodate a range of species known to occur in the local area, and particularly those most likely to be attracted to the Site following the proposed development.

#### Implementation

For each plot it is recommended that a target of four bird nest boxes be installed on retained trees. Examples of the types of boxes Lucion Delta-Simons recommends are as follows:

- Small-holed boxes (28 mm) (suitable to support blue tits Cyanistes caeruleus and great tits Parus major);
- Open-fronted boxes (suitable to support wrens *Troglodytes troglodytes* and robins *Erithacus rubecula*);
- Swift nest boxes (suitable to support swifts Apus apus); and
- Sparrow nest boxes (suitable to support house sparrows *Passer domesticus*).

Nest boxes should be positioned at least 2 m from ground level.

#### <u>Management</u>

Nest boxes should be checked annually between November and February, inclusive, and any repairs or modifications undertaken. Boxes should be relocated to a different area of the Site in year six if they are showing no signs of use.



# 16.0 Management and Monitoring

# 16.1 Roles and Responsibilities

Prior to the handover of the Site to the new owner/occupier, the construction team will be solely responsible for ensuring that best practice measures have been followed to ensure no faunal species are harmed. The Site manager will call an ecologist for support or advice when required. The construction team will ensure the landscaping scheme and species-specific enhancements are implemented and following the directions within Section 15.0 of this document. This document will be provided to the new owners/ tenants and the landscape management team at project handover to ensure they are aware of the ecological ambitions of the Site.

Following handover, a 12-month defects liability will be in place with the contractor such that they would be responsible for any replacement planting required. After this the property managers for the Site would undertake day to day works as required to maintain the buildings, and landscaping, at the Site. A central point of contact, such as a Team or Unit Manager, would be available for the team to contact if problems arise. Record keeping should be undertaken by the property managers of any works required to meet the FMP, such as replacement planting due to failures, so that if repeated problems arise a new solution could be agreed upon and passed to their point of contact at regular agreed intervals.

# 16.2 Collaboration Opportunities

On-Site monitoring of faunal and floral successes will be undertaken by the landscape management team and occupants of the building. A co-ordinated effort can be achieved between the buildings at the Site to monitor wildlife and habitat success. This could be through a central record book of sightings within the Site, additional enhancements could then be provided based on the recorded species.



# 17.0 Disclaimer

The recommendations contained in this Report represent Lucion Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Ecology Consultant.

This Report was prepared by Lucion Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Lucion Delta-Simons was instructed as defined in Section 1.0 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Lucion Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Lucion Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Lucion Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.



# Figure 1 - On-Site Baseline Habitats








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## Figure 2 - Development 1 Baseline Habitats







## Figure 3 - Development 2 Baseline Habitats





# Figure 4 - Development 3 Baseline Habitats





## Figure 5 - Development 4 Baseline Habitats







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## Figure 6 - Development 5 Baseline Habitats







# Figure 7 - Development 6 Baseline Habitats







## Drawing 1 - Development 1 Test Fit





## Drawing 2 - Development 2 Test Fit





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	Ha	Acres
Site Area	: 1.06	2.63
Coverage %	: 48.59%	
Total Site GEA (sqnn)	: 10,324	
Parking Spaces	: 29	
Landscape %	: 1138%	

Role Туре

CA 00 00 DR A 00000 P4

5120

## Drawing 3 - Development 3 Test Fit





## Drawing 4 - Development 4 Test Fit





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**Notes:** Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey.

Any dimensions given are to be confirmed with site measure.

### Schedule Notes:

All sq. ft areas are based on the conversion factor of 10.763910417 to ensure accuracy.

However, decimals are hidden values which are rounded up / down which can sometimes result in the totals not always adding up.

### NB.

- SUBJECT TO SURVEYS,
- CONSTRAINTS & PLANNING. LAYOUT TO BE TRACKED.
- RED LINE INDICATIVE ONLY,
- SUBJECT TO MEASURED SURVEY.





P1	First Issue.	23.11.23	MB/YK
lev	Revision Description	Date	Author/ Reviewer
	PRELIMINARY		
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Slough Trading Estate

Project

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Scale	Size	Drawn	Checke	d	Date		
1:1000	A2	MB	ΥK		14	.11.2023	
Project	Originator	Zone	Level	Туре	Role	Number	Rev.
5120	CA	00	00	DR	A	00000	P1

## Drawing 5 - Development 5 Test Fit





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Notes: Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey.

Any dimensions given are to be confirmed with site measure.

Schedule Notes: All sq. ft areas are based on the conversion factor of 10.763910417 to ensure accuracy.

However, decimals are hidden values which are rounded up / down which can sometimes result in the totals not always adding up.

### NB.

- SUBJECT TO SURVEYS, CONSTRAINTS & PLANNING.
  LAYOUT TO BE TRACKED.
- RED LINE INDICATIVE ONLY, SUBJECT TO MEASURED SURVEY.

P2 P1	Drawing revised. First Issue.	06.11.23 27.10.23	HL/YK MB/LF
Rev	Revision Description	Date	Author/ Reviewer
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Project Slough Trading Estate Segro Drawing Title FAIRLIE / EDINBURGH TEST FIT Scale

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Project	Originator	Zone	Level	Туре	Role	Number	Rev.
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## Drawing 6 - Development 6 Test Fit





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The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.

### Notes:

Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey.

Any dimensions given are to be confirmed with site measure.

### Schedule Notes:

All sq. ft areas are based on the conversion factor of 10.763910417 to ensure accuracy.

However, decimals are hidden values which are rounded up / down which can sometimes result in the totals not always adding up.

## NB.

- SUBJECT TO SURVEYS,
- CONSTRAINTS & PLANNING. LAYOUT TO BE TRACKED.

• RED LINE INDICATIVE ONLY,

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ILLUSTRATIVE SITE LAYOUT OPTION 1

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1:750	A2	MB	LF		10.	10.2023	
Project	Originator	Zone	Level	Туре	Role	Number	Rev.
5639	CA	00	00	DR	А	00051	P2

40m

**Appendix A - References** 



## References

BS3998:2010 Tree work

BS3882:2015 British Standard Topsoil

BS42020:2013 Biodiversity - Code of practice for planning and development

BS5837:2012 Trees in relation to design, demolition and construction

BS8545:2014 Trees from nursery to independence in the landscape

Department for Communities and Local Government (2023). National Planning Policy Framework

Department for Environment, Food and Rural Affairs (2009). Construction Code of Practice for the Sustainable Use of Soils on Construction Sites

The Countryside and Rights of Way Act 2000. HMSO

The Natural Environment and Rural Communities Act 2006. HMSO

Wildlife and Countryside Act 1981 (as amended). HMSO



Appendix B DEFRA Metric 4.0 Calculation Tool (Issued Separately)









Headline Results	Return to results menu			_	
		Habitat units	85.90		
On-site basel	ine	Hedgerow units	7.71		
		Watercourse units	0.00		
		Habitat units	85.90	1	
On-site post-inter	vention	Hedgerow units	7.71		
(Including habitat retention, creation	& enhancement)	Watercourse units	0.00		
		Habitat units	0.00	0.00%	On-site net gain is less than target set $\mathbf{\Lambda}$
On-site net cha	nge	Hedgerow units	0.00	0.00%	On-site net gain is less than target set ${f \Delta}$
(units & percentage)		Watercourse units	0.00	0.00%	
		Habitat units	0.00	1	

	Habitat units	0.00	
Off-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	0.00	
Off-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.00	0.00%
OII-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%

	Habitat units	0.00
Combined net unit change	Hedgerow units	0.00
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	Habitat units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units Hedgerow units	0.00

FINAL RESULTS		
The fail as a family all and an	Habitat units	0.00
Total net unit change	Hedgerow units	0.00
(including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	Habitat units	0.00%
Total net % change	Hedgerow units	0.00%
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00%
The dimension poting of	77-	- 1
Tracing rules satisfied?	Ye	S√

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	85.90	94.49	8.59
Hedgerow units	10.00%	7.71	8.48	0.77
Watercourse units	10.00%	0.00	0.00	0.00

Project Name: Map Reference:			1			Areal	habitat es	STORY .	1													
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Appendix C - Development 1 DEFRA Metric 4.0 Calculation Tool (Issued Separately)







/756 Buckingham Avenue Return to Readline Results Return to Return			
Scroll down for final results 🛆			_
	Habitat units	0.37	
On-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	0.86	1
On-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.49	134.46%
On-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%
			-
	Habitat units	0.00	
Off-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	<b>**</b> * ** *	0.00	1

	Habitat units	0.00	
Off-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.00	0.00%
Off-site net change	Habitat units Hedgerow units	0.00	0.00%

	Habitat units	0.49
Combined net unit change	Hedgerow units	0.00
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	Habitat units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units Hedgerow units	0.00

FINAL RESULTS										
Total net unit change	Habitat units Hedgerow units	0.49								
	Watercourse units Habitat units	134.46%								
Total net % change	Hedgerow units	0.00%								
	Watercourse units	0.00%								
Trading rules satisfied?	Ye	es √								

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.37	0.40	0.00	Unit requirement met or surpassed $\checkmark$
Hedgerow units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed $\checkmark$
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed $\checkmark$

I	Disting	Summary	Trading	Pula		Trading Satisfied?	
	Very High	Bespoke com	pensation lik	ely to be rea	puired 🛠	Yes √	
	High Morlium	Same broad habitat or a	me habitat r higher disti	equired =	abitat required (2)	Yes√ Yes√	
	Low	Same distinctiv	eness or be	tter habitat r	aquired ≥	Yes √	
	Very High D	istinctiveness	_				Very High Distinctiveness Summary
	Habitat group	Group	On-stte unit	Off-aite unit	Project-wide	Unit losses	Very High Distinctiveness Units available to offset lower 0.00
	Grassland - Lowland dry acid grassland	Grassland	chance 0.00	<b>chance</b> 0.00	0.00		CENERCHVRIMEN CARLEN
	Grassland - Loywing meadows Grassland - Upland hay meadows Heathland and shrub - Mountain heaths and willow scrub	Grassland Grassland Heathland and shrub	0.00	0.00	0.00		
	Lakes - Aquifer fed naturally fluctuating water bodies Sparsely vegetated land - Calaminarian grasslands Compensionment land - Lincome company	Lakes Sparsely vegetated land	0.00	0.00	0.00		
	Sparsery vegetated and - Blankerborg Weiland - Blankerborg Wetland - Depressions on pear substrates (H7150)	Wetland Wetland	0.00	0.00	0.00		
	Wetland - Fens (upland and lowland) Wetland - Lowland raised bog Wetland - Desenja willew microll (1/0-1)	Wetland Wetland	0.00	0.00	0.00		
	Wetland - Purple moor grass and rule pattres Wetland - Transition mires and quaking bogs (H7140)	Wetland Wetland	0.00	0.00	0.00		
	Woodland and forest - Wood-pasture and parkland Rocky shore - High energy littoral rock - on peat, clay or chalk Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore Rocky shore	0.00	0.00	0.00		
	Rocky shore - Low energy littoral rock - on peat, clay or chalk Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore Rocky shore	0.00	0.00	0.00		
	Intertidal sodiment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	0.00	
	Uich Diet	n atimon o aa					Uish Distingtingnog og Cummon
	Higi Disi	activeness	On-site	Off-site	Project-wide		High Distinctiveness Units available to offset lower
	Grassland - Traditional orchards	Grassland	chance 0.00	chancra 0.00	unit change 0.00	Torses not let accommed tor	distinctiveness deficit     Unit Deficit: Like for like not satisfied     0.00
	Grassland - Floodplain weifand mosaic and CFOM Grassland - Lowland calcareous grassland Concellent - Tail back and	Grassland Grassland	0.00	0.00	0.00		
	Grassand - ian noro communities (H6430) Grassland - Upland calcareous grassland Heathland and shrub - Lowland Heathland	Grassland Grassland Heathland and shrub	0.00	0.00	0.00		
	Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Upland heathland	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
	Lakes - High alkalinity lakes Lakes - Low alkalinity lakes	Lakos Lakos	0.00	0.00	0.00		
	Lakos - Moti 18008 Lakos - Moti 18008 Lakos - Post lakos	Lakes Lakes	0.00	0.00	0.00		
	Lakes - Pends (priority habitat) Lakes - Temporary lakes ponds and pools (H3170) Secure by protestand and	Lakes Lakes	0.00	0.00	0.00		
	opati away wegenawa iana - Coastat sano dunies Sparsely wegenawo land - Coastat wegenated shingle Sparsely wegenated land - Inland rock currop and scree habitats	Sparsely vegetated land Sparsely vegetated land Sparsely vegetated land	0.00	0.00	0.00		
	Sparaoly vegetated land - Maritime cliff and slopes Urban - Open motatic habitatic on previously developed land Wetland - Reertherde	Sparsely vegetated land Urban Wotland	0.00	0.00	0.00		
	Woodland and forest - Failed Woodland and forest - Lowiand beach and yow woodland	Woodland and forest Woodland and forest	0.00	0.00	0.00		
_	Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Upland hisrohusode	Woodland and forest Woodland and forest Woodland and forest	0.00	0.00	0.00 0.00		
_	Woodland and forest - Upland mixed astwoods Woodland and forest - Upland oalwood	Woodland and forest	0.00	0.00	0.00		
_	Woodland and forest - Wet woodland Coastal lagoons - Coastal lagoons Rocky shore - High energy littoral rock	Woodland and forest Coastal lagoons Rocky shore	0.00	0.00	0.00 0.00 0.00		
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	Intertidal sediment - Features of UNAS - Salvania at Intertidal sediment - Littoral muddy and	Intertical sedment Intertical sedment	0.00	0.00	0.00		
	intertona šediment - Latoral seagrašs	intertidal sediment	0.00	0.00	0.00	0.00	
_	14.11.51	tin atimor	_				
_	Medium Di	suncuveriess	On-site	Off-site	Project wide	Cumulative broad habitat	Medium Distinctiveness Summary Medium Distinctiveness Units available to offset Lower
	raunar group	Group	change	change	unit change	change	Distinctiveness Deficit Medium Distinctiveness Broad Habitat Deficit to be
	Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00	cffset by trading up     0.00     Higher Distinctiveness Surplus Units minus Medium     Distinctiveness France Habitat Profest     0.00
	Cropland - Arable field margins pollen and nectar Cropland - Arable field margins tussocky	Cropland Cropland	0.00	0.00	0.00		Cumulative surplus of units 0.61
	Grassland - Other Iowland acid grassland Grassland - Other neutral grassland Grassland - Upland acid grassland	Grassland Grassland Grassland	0.00	0.00	0.00 0.33 0.00	0.33	
_	Heathland and shrub - Blackfhorn scrub Heathland and shrub - Bramble scrub Heathland and shrub - Gramble scrub	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
	resummers and an us - 50058 SCTUD Heathland and shrub - Hawton scrub Heathland and shrub - Willow scrub	Heathland and shrub Heathland and shrub	0.00	0.00	0.00	0.27	
	Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub I slow, Brook (non pri circle bring)	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
	Lakke - runns (mary-fromy franks)) Lakke - Roservoirs Sparsely vegetated land - Other inland rock and scree	Lakes Lakes Sparsely vegetated land	0.00	0.00	0.00	0.00	
	Urban - Cometories and churchyards Urban - Biodiverse green roof	Urban Urban	0.00	0.00	0.00	0.00	
	individual tees - (Ifbain tee Individual trees - Rural tree Woodland and forces - Other Scot's pine woodland	Individual trees Individual trees Woodland and forest	0.00	0.00	0.00	0.00	
	Woodland and forest - Other woodland; broadleaved Woodland and foreat - Other woodland; mixed Interview - Linear	Woodland and forest Woodland and forest	0.00	0.00	0.00	0.00	
Intertid	Interiodal sectiment - Lintx 41 COMPO SOUTHORS Interiodal sectiment - Lintxral and dal hard structures - Artificial hard structures with intervated creaning of grev infragmentation (10/01)	Intertidal sediment Intertidal hard structures	0.00	0.00	0.00	0.00	
			0.61	0.00	0.61	1	
	Low Distinctiveness	3	On-site	Off-site	Project mide	-	
	Habitat group	Group	unit chance	unit chance	unit change		Low Distinctiveness Summary
_	Cropland - Horticulture Cropland - Instituture	Cropland Cropland	0.00	0.00	0.00		Cumulativeness net chance in units -0.12 Cumulative surplus of units 0.49
	Cropland - Non-cerceal crops Cropland - Temporary grass and clover leys Cropland - Wrater et-block	Cropland Cropland Cropland	0.00	0.00	0.00		
	Grassland - Bracken Grassland - Bracken	Grassland	-0.00	0.00	-0.07		
_	Heathland and shrub - Rhododendron scrub Lakes - Ornamental lake or pond Sparseby vegestadd and - Pwieraviewhowneral	Heathland and shrub Lakes Sparsely weretated bod	0.00	0.00	0.00		
	Sparsoly vegetated land - Tall orbs Urban - Bioswale	Sparsely vegetated land Urban	0.00	0.00	0.00		
_	Urban - Bare ground Urban - Alotments Urban - Facade-bound green wall	Urban Urban Urban	0.00	0.00	0.00 0.00 0.00		
		Ilvhan	0.00	0.00	0.00		
	Urban - Ground based green waii Urban - Ground level planters	Urban	0.00	0.00	0.00		
	Urban - Urban - Sales green wai Urban - Chund lave glaters Urban - Other green roof Urban - Interative green roof Urban - Interative green roof	Urban Urban Urban Urban Urban	0.00	0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 -0.05		
	United - United Faced Antices State United - United Faced Antices States and Anti- United - United Faced Antices United - United Faced Antices United - Antices and an antices United - United -	Urban Urban Urban Urban Urban Urban	0.00 0.	0.000 0	0.00 0.		
	definition of the second	Utban Utban Utban Utban Utban Utban Utban Utban Utban	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 0.0		

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	Project Name	x 373/766 Backine	nham Avanue Man Reference:	1			Area b	abiisi su	III DATY	1															
		A-1 On-Site H	labitat Baseline		Total	Max Date	Changes		194.49%																
	Condense / Show C	lalumes	Condense / Show Rows	)	Troding Inles Sately		alao Batistiad		Trading Rales Batalad		Tee /	]													
	Main Menu		Instructions																						
			Existing area habilists		Distinctive	-	Candida		Attatopis sign	ileanes		Reprint Ballin to Mart	Boological Interaction			istalica ca	legery blodby	unality values		Tempoles responsesion		Comments			
Bat	Broad Habitat		Habilat Type	Jana (Jana)	Distantinuoso		Condition	800 <b>0</b> 0	Braingio eignificanos	Desingia alguillasaan		Trailing Dates	Total bablics	Jam.	Ares		ļţ	Ares babilat Just	Classica Second	agreed for mecorepicties Jacons	User comments	Currenting body comments	Cill relevants		
3	Oraceland		Modified grassland	0.027	Low	2	Poor	1	Areaicompensation not in local strategy' no local strategy	Low Stategic Significance	1	Same distinctiveness or better habitst required it	0.03	4	0	0.00	6.00	0.04	0.07						
	Uiban		Introduced shulo	0.2235	Low	2	Condition Accessory Mol	1	Areabompensation not in local strategy no local strategy	Low Stategic Grant range	1	Same distinctiveness or better holders exercised in	0.05	4	0	0.00	6.00	0.02	0.09						
8	Uiban		Developed land; sealed surface	1.1915	VLow	0	NA-Other	n	Areabompensation not in local strategy no local strategy	Low Stategic Grant range	1	Compensation Not Required	0.00	4	0	0.00	0.00	135	0.00						
4	Individual trees		Unitan tree	0.0911	Medium	4	Poor		Area:compensation not in incal strategy no local strategy	Low Instegio Significance	1	danne brund habitat or a higher distinctiveness habitat required (it)	0.24	4	0	6.00	0.00	0.05	0.24		15 trees				
7						-									-										
													-												
		Rie Java (Ros	Treat papers of Individual trees and Green quilty)	1.87	1								6.87	0.00	0.00	0.00	6.69	1.87	0.07						
											10	al aous Just ( Inideal trees	and Group	ees of quile)	1.81										
			MP to bostares correction tools	Gelaci a mit	Barinan		2																		

Project New	A-2 Co-Site Habitat Creation		-	a biu ma chu	Area 1		6.0																
Condenses / Bo	Condenses / Door News	i i	Test Class (	10.00	and treat		income The a																
34443	Desa	Í		of group polic	•			1															
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			Dated	-	010	-000-0	Closite de la class		1		1	1	Topport politike		r	-	Differently methodise	•	1			0000	<u>+</u>
Brood Bablish	Proposed Induited	(Lonison)	Delastyme		-	-	Desirgin significance			In Angel County	Saladini erenini in adresse (ream)	Delay is mining interest manufacture (press	Readerst or adjusted time to target resulting	Find line is (years)		1	Applied Allowly unlights			Ξ	They commute	Ourseasing looky communic	Citil relations
Crassland	Other neutral granulanti	0.05	Medium	4	Mederate	2	Armaly sequences in a set in local situategy' no- local situateurs	Low Dealegie	1	1	0	0	Dandard time to target condition applied	8	6837	Low	Dandard dilinity appled	Low	1	0.33			
Neukiawi awi shesh	Manual accula	0.0408	Median	4	Mederate	2	Armalitumportantion notion local strategy/ no- local strategy	Low Testepic Templement	1.1	8	0	0	Danclard time to target condition applied		0.837	Low	Dansland dillocity applied	Low	1	0.37			
Individual term	Déanteur	0.080.4	Median	4	Mederate	2	Armaliumpersonium notion local shadoppi no based strateger	Low Destroyie Providences	1	π	0	0	Dandard line to larget condition applied	22	0.382	Low	Dandard dilinity appled	Low	1	0.35	10 august		
Unionen	Developed land, analysi surface	11193	VLow	0	32A -Olier	0	Armalitumpersation notice local airainpy' no- local airainny	Low Destepto Dominence	1	0	0	0	Dandard time to target condition applied	0	1.000	Low	Dandard dilinity appled	Matinas	0.62	£.00			
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	the loss disclosing one of behinded ince and these table	1.01	-																				
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Appendix D - Development 2 DEFRA Metric 4.0 Calculation Tool (Issued Separately)







Constrained and the second sec			
	Habitat units	0.58	1
On-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	1.22	
On-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
Ore with much allowed	Habitat units	0.64	111.05%
On-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%
	Habitat units	0.00	
Off-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	0.00	

	Tidonal units	0.00	
OII-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.00	0.00%
OII-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%

	Habitat units	0.64
Combined net unit change	Hedgerow units	0.00
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	Habitat units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units Hedgerow units	0.00

FINAL RESULTS											
<b>Total net unit change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units Hedgerow units Watercourse units	0.64 0.00 0.00									
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units Hedgerow units Watercourse units	0.00%									
Trading rules satisfied?	Ye	95 √									

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.58	0.64	0.00	Unit requirement met or surpassed $\checkmark$
Hedgerow units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed $\checkmark$
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed $\checkmark$

Trading Sur	nmary					
Distinctiveness Group	Bettinke com	Trading	Rule	mirod 🛠	Trading Satisfied?	
High	Sa	me habitat r	equired =		Yes 🗸	
Medium Low	Same broad habitat or a Same distinctiv	higher dist	nctiveness h tter habitat re	abitat required (2) equired 2	Yes √ Yes √	
Very High Disti	nctiveness	On-stite	Off-site	Trade at and do		Very High Distinctiveness Summary
Habitat group	Group	unit chance	unit chance	unit change	Unit losses	distinctiveness deficit 0.00
Grassland - Lowland meadows Grassland - Upland hay meadows	Grassland Grassland	0.00	0.00	0.00		
Heathland and shrub - Mountain heaths and willow scrub Lakes - Aquifer fed naturally fluctuating water bockes Prozeedu usegesteed land. ("Distinguistics or generalende	Heathland and shrub Lakes	0.00	0.00	0.00		
Sparsely vegetated land - Imerican payement Wetland - Blanket bog	Sparsely vegetated land Wetland	0.00	0.00	0.00		
Wetland - Depressions on past substrates (H7150) Wetland - Fens (upland and lowland) Wetland - Lowland raised hor:	Wetland Wetland Wetland	0.00	0.00	0.00		
Wetland - Oceanic valley mire[1] (D2.1) Wetland - Purple moor grass and rush pastures	Wetland Wetland	0.00	0.00	0.00		
Wetland - Transition mires and quaking bogs (HT140) Woodland and forest - Wood-pasture and parkland Rocky shore - High energy littoral rock - on past. Gay or chalk	Wetland Woodland and forest Rocky shore	0.00	0.00	0.00 0.00 0.00		
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore Rocky shore	0.00	0.00	0.00		
Rocky shore - Features of litoral rock - on peat, clay or chalk Intertidal sediment - Litoral seagrass on peat, clay or chalk	Rocky shore Interticial sediment	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	
High Distinct	iveness	0**-	08-11-			High Distinctiveness Summary
Habitat group	Group	unit chance	unit change	Project-wide unit change	Losses not yet accounted for	High Distinctiveness Units available to offset lower distinctiveness deficit 0.00
Grassland - Traditional orchards Grassland - Floodplain wediand mosaic and CFGM	Grassland Grassland	0.00	0.00	0.00		Unit Deficit: Like for like not satisfied 0.00
Grassland - LoWeind Cacaroous grassland Grassland - Tall herb communities (H6430) Grassland - Unland calcaroous grassland	Grassland Grassland	0.00	0.00	0.00		
Heathland and shrub - Lowland Heathland Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
Heatthard and Birnib - Upland heathland Lalos - High allocation of the second s	Heathland and shrub Lakes	0.00	0.00	0.00		
Lakos - Mari lakos Lakos - Mari lakos	Lakes Lakes	0.00	0.00	0.00		
Lakes - Peat lakes Lakes - Pead (priority habitat) Lakes - Remonant lakes ponde - and sould (2017)	Lakes Lakes	0.00	0.00	0.00		
Sparsely vegetated land - Coastal and dunes Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land Sparsely vegetated land	0.00	0.00	0.00		
Sparsely vegetated land - Inland rock outcrop and acree habitats Sparsely vegetated land - Maritime diff and slopes Urban - Open mosaic habitats on previously depythoned land	Sparsely vegetated land Sparsely vegetated land Urban	0.00	0.00	0.00 0.00 0.00		
Wetland - Reedbeds Woodland and forest - Felled	Wetland Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Lowland basech and yew woodland Woodland and forest - Lowland mixed decideous woodland Woodland and forest - Native pine woodlands	Woodland and forest Woodland and forest Woodland and forest	0.00	0.00	0.00 0.00 0.00		
Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods	Woodland and forest Woodland and forest	0.00	0.00	0.00		
Woodland and kerser - Upsand Garwood Woodland and forest - Wet woodland Coastal Lagoons - Coastal Lagoons	Woodland and forest Woodland and forest Coastal laquons	0.00	0.00	0.00		
Rocky shore - High energy littoral rock Rocky shore - Moderate energy littoral rock Rocky shore - Lore energy littoral rock	Rocky shore Rocky shore Rocky shore	0.00	0.00	0.00		
Rocky short - Low enargy initial rock Rocky short - Low enargy initial rock Intertial sedment - Litoral mud	Rocky shore Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Littoral mixed sediments Coastal salmarsh - Salmarshes and salino reedbods Intertidal sediment - Littoral biosensis node. Muscele	Intertidal sediment Coastal saltmarsh Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Littoral biogenic reefs - Sabellaria Intertidal sediment - Features of littoral sediment	Interticial sediment Interticial sediment	0.00	0.00	0.00		
internosi seciment - Litoral mucoy sano. Intertidal seciment - Litoral seagrass	Intertidal sediment	0.00	0.00	0.00	0.00	
Medium Distir	ctiveness	On-site	Officia	1		Medium Distinctiveness Summary
Habitat group	Group	unit	unit	Project wide unit change	Cumulative broad habitat change	Medium Distinctiveness Units available to offset Lower 0.91 Distinctiveness Deficit
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	-	Medium Distinctiveness Broad Habist Deficit to be offset by trading up Higher Distinctioners Survivus Medium
Cropland - Arable field margine game bird mix Cropland - Arable field margine pollen and nectar	Cropland Cropland	0.00	0.00	0.00	0.00	Distinctiveness Broad Habiat Deficit Cumulative surplus of units 0.91
Cropland - Arabie field marcins tussocky Crassland - Other lowland acid grassland Grassland - Other neutral grassland	Cropland Grassland Grassland	0.00	0.00	0.00 0.00 0.40	0.40	
Grassland - Upland acid grassland Heathland and shrub - Blackthorn scrub	Grassland Heathland and shrub	0.00	0.00	0.00		
Heathland and strub - Hramble scrub Heathland and shrub - Growe scrub Heathland and shrub - Hawthorn scrub	Heatnland and shrub Heathland and shrub Heathland and shrub	0.00	0.00	0.00 0.00	0.41	
Heathland and shrub - Willow scrub Heathland and shrub - Hanel scrub Heathland and shrub - Heathland and	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
Lalces - Fond (non-priority habitat) Lalces - Reservcirs	Lakes	0.00	0.00	0.00	0.00	
Sparsely veqetated land - Other inland rock and scree Urban - Cemeteries and churchyards Urban - Nerforesce reven roch	Sparsely vegetated land Urban Urban	0.00	0.00	0.00	0.00	
Individual trees - Urban tree Individual trees - Rural tree	Individual trees	0.10	0.00	0.10	0.10	
Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved Weodland and forest - Other woodland; broadleaved	Woodland and forest Woodland and forest	0.00	0.00	0.00	0.00	
Intertidal sediment - Littoral econamica, interest Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	0.00	
ridal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00		
Low Distinctiveness			1		]	
	Group	On-site unit	Off-site unit	Project wide unit change		Low Distinctiveness Summary
Habitat group	-	-uelice	0.00	0.00		Low Distinctiveness net chance in units -0.27
Habitat group Cropland - Cereal crops Cropland - Hortschare	Cropland Cropland	0.0	0.00	0.00		Cumulative surplus of units 0.64
Bublint group Orstand - Great once Canadad - Network of Canada - Contact - Network of Canada - Canadad - Network of Canada - Canadad - Network of Canada	Cropland Cropland Cropland Cropland Cropland	0.0	0.00	0.00 0.00 0.00 0.00		Cumulative surplus of units 0.64
Babinst group Orstand: Created create Orstand: Information Orstand: Information Orstand: Information Orstand: None and orsta Orstand: None and orstand Orstand	Cropland Cropland Cropland Cropland Cropland Cropland Grassland	0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00		Cumulative surplus of units 0.84
Babitat group Orstand: Created meas Orstand: A foreat	Cropland Cropland Cropland Cropland Cropland Cropland Grassland Grassland Heathland and shrub Lakee	0.00 0.	0.00 0.	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0		Cumulative surplus of units 054
Babhat group Crostant - Create drose Crostant - Create drose Crostant - Normal Arrise Read on Arrise	Cropland Cropland Cropland Cropland Cropland Cropland Cropland Cropland Creating Cropland Creating Cre	0.00 0.01 0.01 0.01 0.01 0.01 0.01 0.01	0.00 0.	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0		Opradutny services of units
Babbie group	Cropland Cropland Cropland Cropland Cropland Cropland Orasiland Healthind and shrub Lakes Sparsoly vegetated land Sparsoly vegetated land Urban Urban	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0		Considence sortists of inter
Habbar group	Cropland Cropland Cropland Cropland Cropland Cropland Cropland Crassland Crassland Crassland Crassland Crassland Crassland Distant Unban Urban Urban Urban Urban			0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0		Considers acrists of sets
Babbie group	Crophand Crophand Crophand Crophand Crophand Crophand Crophand Crophand Crassitand Transitand Transitand Crass		0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0		Considers acrised district
Labitat group	Crosland Corollard Corolla		0 000 0 0000 0 0000 0 0000 0 0000 0 0000 0 0000000 0 00000000	0.00 0.00		Considers sortist of sets
Bubbit group	Constant Con		0 000 0 0000 0 0000 0 0000 0 0000 0 0000 0 0000 0 000000 0 0000 0 0000	0.00 0.00		Considers sortist of sets

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		A-1 On-Site Habitat Baseline		Tel	al Mari 96 I	These of		111-00%														
	Condense / Show C	alumes Condense / Show Rows	)	Troli	nat Raise	lateled .	_	Yee /	]													
	Main Menu	Instructions	1																			
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Baf	Broad Habitat	Habitat Type	Janes (hantasaa)	Distinguous	. 6000	Condition	Secro	Braingio eignificanos	Desingia alguillasaan		Trading Inlas	Total balance	Jam.	Ares		ļţ	Ares bobilat Just	Classica Second	agrand for uncompletion Juncture	User comments	Currenting body comments	Oil relevans mather
1																						
2	Usban	Introduced shrah	0.134	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/no local strategy	Low Stategic Significance	1.00	Same distinctiveness or better habitst required it	0.22	4	0	0.00	0.00	0.13	6.27				
8	Uibas	Developed land; aesled surface	0.8286	VLow	0	NA-Oter	d.	Areaitompenantion not in local strategy no local strategy	Low Strategic Genificance	1	Compensation Not Required	0.00	4	0	0.00	0.00	0.92	0.00				
4	Individual trees	Urban tree	0.0774	Medium	4	Poor	1	Areaicompensation not in local strategy no local strategy	Low Strategic Significance	1	Same broad habitst or a higher distinctiveness habitst required (it)	0.31	0.0407	٥	4.16	0.00	0.04	6.15		19 mees, 10 remined		
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									-	Crosse	(present)	entering (second		(read)	-	analise .		-	appled			 
Crassland	Olar nested graniani	6.06	Mexican	4	Mederate	2	Areal-corporation notic local dealogy' re- built students	Low Testepic	1	1	0	0	Dandard line to larget condition applied		6.837	Low	Dandard dilinity appled	Low	1	0.43		
Neekland and sheek	Mand areals	10103	Median	4	Mederate	2	Armalitumpersonium metiacise of similary/ ne- local similary	Low Dealergie Domilicance	1		0	0	Zhandard Sear Integet condition applied	8	0.837	Low	Dandard dilinity appled	Low	1	0.41		
Individual terms	Usban inve	0.0104	Medium	4	Mederate	2	Armaleuroperaation notin local sinategy' on based strategy	Low Destepto		27		0	Daniard time to target condition applied	22	0.382	Low	Dansland dillocity applied	Low	1.1	0.25	107 march	
Ultran	Developed land, anded surface	0.0004	VLow	0	NA Ober	0	Armalitumpersonium metiacise of similary/ ne- local similary	Low Dealergie Domilicance	1	0	0	0	Zhandard Sear Integet condition applied	0	1000	Low	Dandard dilinity appled	Mexicon	0.87	0.00		
		-			-																	<u> </u>
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	Sill to bootbroo connected tools	distant a mi	Residence .	-	-																	

Appendix E - Development 3 DEFRA Metric 4.0 Calculation Tool (Issued Separately)







kkingham Weston B8 Headline Results	turn to Its menu		
		1.07	1
	Habitat units	1.37	
On-site paseline	Heagerow units	0.00	
	Watercourse units	0.00	
	Habitat units	1.88	
On-site post-intervention	11 Hedgerow units	0.00	
(Including habitat retention, creation & enhancem	ient) Watercourse units	0.00	
	Habitat units	0.50	36.68%
On-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%
			-
	Habitat units	0.00	
Off-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	0.00	1
	10		

	Habitat units	0.00	
OII-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.00	0.00%
Off-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%

	Habitat units	0.50
Combined net unit change	Hedgerow units	0.00
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	Habitat units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units Hedgerow units	0.00

FINAL RESULTS		
	Habitat units	0.50
Total net unit change	Hedgerow units	0.00
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
<b>—</b>	Habitat units	36.68%
(Including all on-site & off-site habitat retention, greation & enhancement)	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trad	ing Summaries 🛦

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	1.37	1.51	0.00	Unit requirement met or surpassed $\checkmark$
Hedgerow units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed $\checkmark$
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed $\checkmark$

-							
	Trading Sur	nmary	Tradio-	Rule		Trading Satisfied?	
	Very High	Bespoke com	ensation lik	ely to be rea	puired 🛠	Yes 🗸	
	High	Same broad habitat or a	ne habitat r	equired =	abitat required (2)	Yes √ No.A	
	Low	Same distinctiv	eness or be	tter habitat r	equired ≥	Yes √	
	Very High Distri	nctiveness					Very High Distinctiveness Summary
	Habitat group	Group	On-atte unit chance	Off-site unit chance	Project-wide unit change	Unit losses	Very High Distinctiveness Units available to offset lower distinctiveness deficit 0.00
	Uniform to Exceed a Second Second Second Crassingle - United Second Second Second Second Crassingle - United Second Second Second Second Research - Monace Second Second Second Second Second Headdland Second Second Second Second Second Second Second Headdland Second Second Second Second Second Second Second Second Second Second Se	Grassland Grassland Heathland and shrub	0.00	0.00	0.00 0.00 0.00		
	Lator - August Hole and August	Sparsely vegetated land Sparsely vegetated land Westand	0.00	0.00	0.00		
	Webard - Lowland a Lowland raised bog	Wetland Wetland	0.00	0.00	0.00		
	Wetland - Oceanic valley mire[1] [102.1] Wetland - Purple moor grass and rush pastures Wetland - Transition mires and quaking bogs (H7140)	Wetland Wetland Wetland	0.00	0.00	0.00 0.00 0.00		
	Woodland and forest - Wood-pasture and parkland Rodry shore - High energy littoral rock - on peat, clay or chalk Rodry shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore Rocky shore	0.00	0.00	0.00 0.00 0.00		
	Rocky shore - Low energy littoral rock - on peat, clay or chall: Rocky shore - Features of littoral rock - on peat, clay or chall: Institute locationst. Unseed nearest means and relationst	Rocky shore Rocky shore	0.00	0.00	0.00		
L	intertidai sediment - Littorai seagrass on peat, day or chaix	intertida sediment	0.00	0.00	0.00	0.00	
	High Distinct	iveness					High Distinctiveness Summary
	Habitat group	Group	On-site unit	Off-site unit	Project-wide	Losses not yet accounted for	High Distinctiveness Units available to offset lower 0.00
	Grassland - Traditional orchards Grassland - Floodplain weitand mosaic and CFOM	Grassland Grassland	0.00 0.00	0.00 0.00	0.00		Unit Deficit: Like for like not satisfied 0.00
	Grassland - Lowland calcuraous grassland Grassland - Tail barb communities (H6430) Grassland - Undin delacrower reactiond	Grassland Grassland Grassland	0.00	0.00	0.00		
	Heathland and shrub - Dunes with sea buckhorn (H2160)	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
	Heathland and shrub - Upland heathland Iakea - High alicalinity lakes Iakea - Low galachive takea	Heathland and shrub Lakes Lakes	0.00	0.00	0.00		
	Lakes - Mari lakes Lakes - Mari lakes Lakes - Mariney lakes Lakes - Mariney lakes	Lakes Lakes	0.00	0.00	0.00		
	Lakes - Pends (priority habitat) Lakes - Temporary lakes ponds and pools (H3170)	Lakes Lakes	0.00	0.00	0.00		
	Sparsely wegetated land - Coastal sand dunes Sparsely wegetated land - Coastal wegetated shingle Sparsely wegetated land - Inland rock cuttrop and scree habitats	Sparsely vegetated land Sparsely vegetated land Sparsely vegetated land	0.00 0.00	0.00	0.00 0.00 0.00		
	Sparsely vegetated land - Maritime cliff and alopes Urban - Open mocalc habitats on previously developed land Wetland - Reachods	Sparsely vegetated land Urban Wetland	0.00	0.00	0.00 0.00		
	Woodland and forest - Felled Woodland and forest - Lowland basch and yew woodland Woodland and forest - Lowland mixed doublanes second and	Woodland and forest Woodland and forest	0.00	0.00	0.00		
	Woodand and forest - Lawan minde Operations Woodand Woodand and forest - Native pine woodands Woodiand and forest - Upland birchwoods	Woodland and forest Woodland and forest	0.00	0.00	0.00		
	woocaana ana torost - upand miked ashwoods Woodland forest - Upland oalewood Woodland and forest - Wet woodland	Woodiand and forest Woodiand and forest Woodiand and forest	0.00	0.00	0.00		
	Coastal langoons - Coastal langoons Rocky shore - High emergy litoral rock Rocky shore - Moderate emergy litoral rock	Coastal largoons Rocky shore Rocky shore	0.00 0.00	0.00 0.00	0.00 0.00 0.00		
	Rocky shore - Low energy lineral rock Rocky shore - Features of lineral rock Intertials adment - Juroal mud	Rocky shore Rocky shore Intertidal sediment	0.00	0.00 0.00 0.00	0.00		
	Intertidal sediment - Littoral mixed sediments Coastal saltmarsh - Saltmarshen and saltmar Intertidal sediment - Littoral biocensi reode - Museale	Intertidal sediment Coastal saltmarsh Intertidal sediment	0.00	0.00	0.00 0.00 0.00		
	Intertidal sediment - Littoral bioqunic roofs - Sabellaria Intertidal sediment - Features of littoral sediment Intertidal gediment - Treatures of littoral sediment	Intertidal sediment Intertidal sediment	0.00	0.00	0.00		
	Interidal sediment - Litoral seagrass	Intertidal sediment	0.00	0.00	0.00	0.00	
	Medium Distin	ctiveness	On-site	Off-site	Participation	Completion by 1999	Medium Distinctiveness Summary
	Habitat group	Group	unit	unit	Project wide unit change	cumulative broad habitat change	Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit
	Cropland - Arable field margins cultivated annually Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00	Higher Distinctiveness Surplus Units minus Medium
	Cropland - Arable field margins pollen and nectar Cropland - Arable field margins tussocloy	Cropland Cropland	0.00	0.00	0.00	+	Distinctiveness Broad Habitat Deficit 0.85 Cumulative surplus of units 0.85
	Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Upland zcjd grassland	Grassland Grassland Grassland	0.00	0.00	0.00 0.67 0.00	0.67	
	Heathland and shrub - Blackthorn scrub Heathland and shrub - Bramble scrub Heathland and shrub - Framble scrub	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
	resentances and a size us - OGTER SECTUD Hearthland and Arrub - Hawthom acrub Hearthland and Arrub - Willow secreb Manthead and arrub - Willow secreb	Heathland and shrub Heathland and shrub Heathland and shrub	0.00	0.00	0.00	0.64	
	Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Lakes - Pends (non-priority habbar)	Heathland and shrub Heathland and shrub Lakes	0.00	0.00	0.00 0.64 0.00	0.00	
_	Lakas - Reservoirs Sparsely vegetade land - Other misind rock and scree Urban - Cemetrics and churchvarda	Lakes Sparsely vegetated land Urban	0.00	0.00	0.00 0.00	0.00	
	Urban - Biodiverse groen rod Individual trees - Urban tree	Urban Individual trees	0.00	0.00	0.00	-0.46	
	Individual trose - Rural tree Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved	Individual trees Woodland and forest Woodland and forest	0.00	0.00	0.00 0.00 0.00	0.00	
	Woodland and forest - Other woodland; mixed Interitidal sediment - Littoral coarse sediment Interitidal sediment - Iferenal send	Woodland and forest Intertidal sediment Intertidal sediment	0.00	0.00	0.00	0.00	
Int	eridal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IOGI)	Intertidal hard structures	0.00	0.00	0.00	0.00	
			0.80		0.00		
	Low Distinctiveness		On-site	Off-site	Project mide		
	Habitat group Cropland - Cereal crops	Group	unit chance	unit chance	unit change		Low Distinctiveness Summary
	Cropland - Horticulture Cropland - Intensive orchards Cropland - Non-operative	Cropland Cropland	0.00	0.00	0.00		Cumulative surplus of units 0.50
	Cropland - Temparate State Copy Cropland - Winter stubble	Cropland Cropland	0.00	0.00	0.00		
					21110		
	Grassland - Morithed grassland Grassland - Bracken Heathland and shrub - Rhododendron scrub	Grassland Grassland Heathland and shrub	0.00	0.00	0.00		

> 0.00 0.00 0.00 0.00 -0.35

Urban - Vegetated garden and and forest - Other coniferous woodland parch - Artificial calimarshes and saline reer/herk

F	Project New	ex Buckingham Weston 29 Map Balarenza: A-1 On-Site Habitat Baseline		Testal Testa	i Har Date al Mai 16 a	Area I	abitat a	4.00 50.00%	]													
	Condense / Show Co	lumes Condense / Show Rows		Tredi	inst Tauloo	Gettelled		No - check techne commerce A	1													
	Main Menu	Instructions	ſ																			
1		Existing area habitate		Distingtive		Oundate	60	Attentogie alge	iliones			Baclegiani baction			lutestics o	alogory block	iversity value		Repole		Commente	
Bef	Broad Habiist	Habitat Type	Janes (Incolances)	Distinguismont	. 6000	Condition	Bosco	Arziegie eignikennes	Resister a		Trading Dates	Total bability	Jon .	Ares	1	ţ	Ares babilet Just	Classic Seat	agreed for	Upor commente	Concepting body comments	Old references
3	Grassland	Modified grassland	0.2205	Low	2	Poor	h	Areascompensation not in local strategy' no local strategy	Low Stategio Significance	1	finme distinctiveness or better habitst required it	0.04	4	0	0.00	0.00	0.02	0.04				
8	Uibas	lanadaced shulo	0.1929	Low	2	Condition Assessment Vol.	h	Areaccompensation not in local strategy no local strategy	Low/Insteado Granificanza	1	Same distinctiveness or better hobing ractions in	0.31	4	0	0.00	0.00	0.15	6.31				
8	Uibas	Developed land, sealed aurtace	1.3773	VLow	0	NR-Oter	a	Areaccompensation not in local strategy no local strategy	Low/Insteado Granificanza	1	Compensation Not Required	0.00	4	0	0.00	0.00	1.38	0.00				
4	Individual trees	Urban yee	0.2565	Medium	4	Poor	4	Areaicompensation not in incal atrategy no local atrategy	Low/Instegio Significance	1	dame broad habitst or a higher distinctiveness habitst required (it)	1.03	0.0489	0	6.20	0.00	0.21	4.83		63 trees, 12 retained		
8	Uibas	Artificial unvegenzed, unsealed author	0.0038	VLow	0	NR-Oter	a	Areaccompensation not in local strategy no local strategy	Low/Insteado Granificanza	1	Compensation Not Required	0.00	4	0	0.00	0.00	0.00	0.00				
															_							
	-	Treel health eree	141	+								1.67	0.08	0.66	0.96	0.00	1 78	1 14	1			
		fite Joes (Insieding cros of Individual trees and Gross walk)	1.08	1									_	_		_						
													The second secon	ini anna Jaat Byöduni tree	and Gree	ares of a quilit)	1.00					
	[	M <sup>9</sup> to Inclures convenies took	Robert a unit	Bartana	-	*	1															

Perinct 2	A-2 On-Sile Nabilat Creation		-	the Date Che	Area (		100																
Condense / Bo	ton Column Condenses / Zhow Rows	Í	Contraction of Contraction	10.00	interest traves																		
34443	Desa	Í		d groves toolis	*			1															
		_								700.00	_												1
			Distant		00	<b>68</b> 44	Citorio etc. etcas		-				Trapport patiplier		-		Differently methodise				0	0000	
Read Bablat	Texpored Indian	Jama (Lookana)	Delastyment	Inere		-	Braingin significance		H		Babelat errested in adjusters (press)	Delay in statistics in the	Randovil or subjected time in target condition	Find time to (press)	The Local Division in which the local division in the local divisi		Applied Allowing under the	4		-	The commute	Outstanding looky community	Citil releases Ballior
Crassland	Observativel granulated	0.1	Medium	4	Moderate	2	Areal-compression notice local-students (no. based students	Low Dealergie Pranticesce	1		0	0	Dandard line to larget condition applied		6.837	Low	Dandard dilinity appled	Low	1	6.47			
Nucliani ani shuk	Marri scrab	0.0993	Median	4	Mederate	2	Areabonproation notic boal stategy (no local stategy)	Low Dealergie Dealer avez	1	1	0	0	Zhandard Sear Integet condition applied	8	0.837	Low	Dandard dilinity appled	Low	1	2.62			
Individual terms	Déanteur	0.1321	Medium	4	Mederate	2	Armalicompensation notice local strategy/ no local strategy	Low Destepto	1.1	27		0	Daniard time to target condition applied	22	0.382	Low	Dandard dilinity appled	Low	1.1	0.37	Witness statist		
Urban	Developed land, analed surface	1.2847	VLow	0	22A Oter	0	Areabonproation notic boal stategy (no local stategy)	Low Dealergie Dealer avez	1	0	0	0	Zhandard Sear Integet condition applied	0	1000	Low	Dandard dilinity appled	Median	0.87	0.0			
		-		-					-						_	_		_					
	Read Architeri anno	100			-	-													Barriel Barrier	100			
	the loss disclosing one of behinded ince and these table	100																					
	SIP to bootbaroo econocolos fooli	filmi a m	Resident		-																		

Appendix F - Development 4 DEFRA Metric 4.0 Calculation Tool (Issued Separately)







6B Bath Road Headline Results Scroll down for final results A	Return to results menu			_	
On-site baseli	ne	Habitat units Hedgerow units	2.62 0.42		
		Watercourse units	0.00		
On-site post-interv	rention	Habitat units	2.79		
(Including habitat retention, creation &	enhancement)	Watercourse units	0.00		
		Habitat units	0.17	6.43%	On-site net gain is less than target set ${f \Delta}$
On-site net chai	ıge	Hedgerow units	0.25	60.93%	
(units & percentage)		Watercourse units	0.00	0.00%	
		Habitat units	0.00		

	11001001 00000	0.00	
Off-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	0.00	
OII-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.00	0.00%
OII-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%

	Habitat units	0.17
Combined net unit change	Hedgerow units	0.25
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	Hahitat units	0.00
	1100100 01100	0.00
Spatial risk multiplier (SRM) deductions	Hedgerow units	0.00

FINAL RESULTS			
The fail and some it all some some	Habitat units	0.17	
Total net unit change	Hedgerow units	0.25	
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	6.43%	Total net gain a
(including all on-site & off-site bability retention, greation & enhancement)	Hedgerow units	60.93%	
(moduling di on sile à on sile nazitat referition, er eaton à eminatement)	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trad	ng Summaries 🔺	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	2.62	2.89	0.09
Hedgerow units	10.00%	0.42	0.46	0.00
Watercourse units	10.00%	0.00	0.00	0.00

	Distinctiveness Group	uunary	Trading Rule	Trading Satisfied?	
	Very High	Bespoke com	appensation likely to be required 🛠	Yes V	
	High	Same broad balance	ame habitat required =	Yes √	
	Medium Low	Same distinctiv	veness or better habitat required ≥	No ▲ Yes √	
	Very High Dist	nctiveness	On-stite Off-stite Product and de		Very High Distinctiveness Summary
	Habitat group	Group	unit unit unit change	Unit losses	Very High Distinctiveness Units available to offset lower distinctiveness deficit 0.00
	Grassland - Lowland dry acid grassland Grassland - Lowland meadows	Grassland Grassland	0.00 0.00 0.00		
-	Grassland - Upland hay meadows Heathland and shrub - Mountain hoaths and willow scrub Jalens - Amilier for instructiling writes bodies	Grassland Heathland and shrub	0.00 0.00 0.00		
	Sparsely vegetated land - Calaminarian grasslands Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land Sparsely vegetated land	0.00 0.00 0.00		
	Wetland - Blanket bog Wetland - Depressions on peat substrates (H7150)	Wetland Wetland	0.00 0.00 0.00 0.00 0.00		
-	Wetland - Fens (upland and lowland) Wetland - Lowland raised bog Wetland - Commission mine(1) (DD 1)	Wetland Wetland	0.00 0.00 0.00		
	Wetland - Oceanic vetery mitor (100.1) Wetland - Purple moor grass and rush pastures Wetland - Transition mires and cuaking boos (HT140)	Wetland Wetland	0.00 0.00 0.00		
	Woodland and forest - Wood-pasture and parkland Rocky shore - High energy littoral rock - on peat, day or chalk	Woodland and forest Rocky shore	0.00 0.00 0.00 0.00 0.00		
	Rocky shore - Moderate energy littoral rock - on peat, day or chalk Rocky shore - Low energy littoral rock - on peat, day or chalk	Rocky shore Rocky shore	0.00 0.00 0.00		
	Nocky shore - Features of interai rock - on peat, clay or chair. Intertidal sediment - Littoral seagrass on peat, clay or chair.	Intertidal sediment	0.00 0.00 0.00	0.00	
			0.00 0.00	0.00	
	High Distinc	tiveness			High Distinctiveness Summary
	Habitat group	Group	On-site Off-site Project-wide	Losses not yet accounted for	High Distinctiveness Units available to offset lower 0.00
	Grassland - Traditional orchards	Grassland	change change unit change		Unit Deficit: Like for like not satisfied 0.00
	Grassland - Floodplain wedland mosaic and CFGM Grassland - Lowland calcureous grassland Grassland - Tall barb compressions (UE400	Grassland Grassland Grassland	0.00 0.00 0.00		
	Grassland - Upland calcureous grassland Heathland and shrub - Lowland Heathland	Grassland Heathland and shreb	0.00 0.00 0.00		
	Heathland and shrub - Dunes with sea huckthorn (H2160) Heathland and shrub - Upland heathland	Heathland and shrub Heathland and shrub	0.00 0.00 0.00 0.00		
	Lakes - High alkalinity lakes Lakes - Low alkalinity lakes	Lakes Lakes	0.00 0.00 0.00 0.00 0.00		
	Lakes - Mari lakes Lakes - Moderate alkalinity lakes	Lakes Lakes	0.00 0.		
	Lakes - Ponds (priority habitat) Lakes - Temporary Lakes ponds (and nonle (H317h) Lakes - Temporary Lakes ponds and nonle (H317h)	Lakes Lakes Lakes	0.00 0.00 0.00		
	Sparsely vegetated land - Coastal send durines Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land Sparsely vegetated land	0.00 0.00 0.00 0.00 0.00		
	Sparsely vegetated land - Inland rock outcrop and scree habitats Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land Sparsely vegetated land	0.00 0.00 0.00		
	Urban - Open mosaic naossis on previously developed land Wetland - Reedbeds Woodland and forest - Felled	Wetland Woodland and forest	0.00 0.00 0.00		
	Woodland and forest - Lowland beach and yew woodland Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest Woodland and forest	0.00 0.00 0.00 0.00 0.00 0.00		
	Woodland and forest - Native pine woodlands Woodland and forest - Upland birchwoods Woodland and forest - Upland birchwoods	Woodland and forest Woodland and forest Woodland and forest	0.00 0.00 0.00		
_	Woodland and sovers - uplana mixed admoods Woodland and forest - Upland oalswood Woodland and forest - We woodland	Woodland and forest Woodland and forest	0.00 0.00 0.00		
	Coastal lagoons - Coastal lagoons Rocky shore - High energy littoral rock	Coastal lagoons Rocky shore	0.00 0.00 0.00 0.00 0.00		
	Rocky shore - Moderate energy littoral rock Rocky shore - Low energy littoral rock Rocky shore - Low energy littoral rock	Rocky shore Rocky shore Rocky shore	0.00 0.00 0.00		
_	Intertidal sediment - Littoral mud Intertidal sediment - Littoral mud	Interticial sediment Interticial sediment	0.00 0.00 0.00 0.00		
	Coastal saltmarsh - Saltmarshes and saline reedbeds Intertidal sediment - Litoral biogenic reeds - Mussels Intertidal sediment - Immediation	Coastal saltmarsh Intertidal sediment	0.00 0.		
	Intertidal sectiment - Littoral biocenic reefs - Sabellaria Intertidal sectiment - Features of Interal sectiment Intertidal sectiment - Littoral models cand	Interticial sediment Interticial sediment Interticial sediment	0.00 0.00 0.00		
_	Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00 0.00 0.00	0.00	
	Medium Disti	nctiveness	- I		Medium Distinctiveness Summary
	Habitat group	Group	On-aite Off-aite Project wide unit unit unit change	Cumulative broad habitat	Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit
	Cropland - Arable field margins cultivated annually	Cropland	0.00 0.00 0.00		Medium Distinctiveness Broad Habitat Deficit to be
	Cropland - Arable field margins game bird mix	Cropland	0.00 0.00	0.00	Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit
_	Cropland - Arable field margins pollen and nectar Cropland - Arable field margins tussocky	Cropland Cropland	0.00 0.00 0.00		Cumulative surplus of units 0.85
	Grassland - Other towhand acid grassland Grassland - Other neutral grassland Grassland - Unland acid grassland	Grassland Grassland Grassland	0.00 0.00 0.00 1.00 0.00 1.00	1.00	
	Heathland and shrub - Blackhorn scrub Heathland and shrub - Bramble scrub	Heathland and shrub Heathland and shrub	0.00 0.00 0.00 0.00 0.00		
	Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub	Heathland and shrub Heathland and shrub	0.00 0.00 0.00	1.41	
	Heatmand and strub - Willow Scrub Heathland and strub - Hazel scrub Heathland and strub - Mixed scrub	Heathland and shrub Heathland and shrub	0.00 0.00 0.00		
	Lakes - Pends (non-priority habitat) Lakes - Reserveirs	Lakes Lakes	0.00 0.00 0.00 0.00 0.00	0.00	
	Sparsely vegetated land - Other inland rock and scree Urban - Cemeterise and churchyards	Sparsely vegetated land Urban	0.00 0.00 0.00	0.00	
	Urban - stoorwerse green roof Individual trees - Urban tree	Urban Individual trees	-1.56 0.00 -1.66	-1.56	
	incrivinua treas - suital tree Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland broadleaved	Woodland and forest Woodland and forest	0.00 0.00 0.00	0.00	
-	Woodland and forest - Other woodland; mixed Intertidal sediment - Littoral coarse sediment	Woodland and forest Intertidal sediment	0.00 0.00 0.00 0.00 0.00		
_	Intertidal sediment - Littoral sand	Intertidal sediment Intertidal hard structures	0.00 0.00 0.00	0.00	
Interti	dal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	and the second s	0.85 0.00 0.85	l l	
Interti	dal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IOGI)				
Interti	dia hard structures - Artificial hard structures with integrated greening of grey infrastructure (IOCI)				
Interti	del hard muntures - Anthoist hard monteres with integrated generating of group the enhance (1001)			_	
Interti	del hard structures - Artificial hard structures with integrated growing of grow init activative (DOI)		0	]	
Interti	dal and motures - Artificial hard montrares with integrated growing of group inh anticuture (IOO) Low Distinctiveness Habitat group	Group	On-site Off-site Project wide the unit unit change	]	Low Distinctiveness Summary
Interti	Ad and structures - Artificial hard structures with integrated growing of group and astructures (IOOI)  Low Distinctiveness Babina group  Organizat - Grana drama Organizat - Grana drama	Group Cropland Cropland	On-stile         Off-stile         Project wide           unit         unit         unit         change           0000         000         000         000           000         000         000         000		Low Distinctiveness Summary Or Distortiveness in terms 1977 Considered and of other 1977
Interti	Low Distinctiveness  Robins group  Created - break and create the  Created - break and create	Croup Cropland Cropland Cropland	Os-stie         Off-stie         Project wide           unit         unit         mit charge           000         000         000           000         000         000           000         000         000           000         000         000           000         000         000		Low Distinctiveness Summary Low Determines of charse surface Control of the surface of the surface Control of the surface of t
Interti	All and monuter. Artificial hard mentanes with any and generating of group and anothere (000) Low Distinctiveness Babins group Costand - Sea draws	Group Cropland Cropland Cropland Cropland Cropland Cropland	On-stime unit         Off-stime unit         Project wide unit change           0.00         0.00         0.00           0.00         0.00         0.00           0.00         0.00         0.00           0.00         0.00         0.00           0.00         0.00         0.00           0.00         0.00         0.00           0.00         0.00         0.00           0.00         0.00         0.00		Low Distinctiveness Summary Ice Determines on charae is units 200 Considere surplus of units 200 Considere surplus of units 2000

Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-0.68	0.00	-0.68
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.00	0.00	0.00
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal band structures	0.00	0.00	0.00

F	Prole	of Name: 68 Juth Ro	ad Map Reference:	1	-	Not Unit 1	Area h	abitat er	0.17	1													
		Nº1 Off-one mai	CITIER Selection		Tell	血液素素の	20000		0.40%														
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		24	isting area habitate		Distingtive		Ouddo		Attratogia alga	diseases		Repaired Ballance Mark	Rectopical boarding			iuteallea es	degery blodb	vecally value		Impoint componenties		Comments	
bef	Broad Habitet		Habitat Type	Jane (Lastinger)	Distinguous		Condition	Booro	Braingio eignificanos	Beningis Apallosan	Rentegia Republicana Malakara	Trading Dates	Total balance	Jose .	Ares	ţţ	ļţ	Ares babilet Just	Classica Second	agreed for mecorepicties Jacons	User comments	Concepting body comments	Oil relevans samber
1	Grassland		Modified grassland	0.3424	Low	2	Poor	1	Areaicompensation not in local strategy' no local strategy	Low Instegio Significance	1	finme distinctiveness or better habitst required it	0.68	4	0	0.00	0.00	0.54	0.68				
8							Condition Assessment Mill		Arearcompensation not in local strategy no local strategy	Low Insteado Graiticanos	1			4	0								
8	Urban	1	Developed land; sealed surface	12662	VLow	Ó	NA-Oter	a	Arearcompensation not in local strategy no local strategy	Low Insteado Graiticanos	1	Compensation Not Required	0.00	4	0	0.00	0.00	1.72	0.00				
4	Individual trees		Urban yee	0.4945	Medium	4	Poor	1	Areabompenantion not in incal atrategy no local atrategy	Low-Itrategic Significance	1	dame brund habitat or a higher distinctiveness habitat required (4)	1.94	- 4	٥	6.00	0.00	0.48	1.94		llfrees		
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			Total babilat area	1.00									1.00	0.00	6.09	0.00	6.09	1.00	1.41				
		Rie Jave (Reded	ing area of Individual inves and Groos quilt)	8.11										-									
														The last	tal area last ( Gyddeol trees	and Green	area.cf (puille)	8.11					
			<sup>p</sup> to bostares correction took	fisient a mit	listen		9																

Pro	viset Human 48 July Read Man July Suffragment	-	L		Area	and the second second	A17																
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			Distant	-	0	-	Charles of the stand						Trapport patipiler				Patterney postables				9		<u> </u>
Read Babble	Texpored Indian	(Lonison)	Delastroom	-		-	Braingie significance	-	H	In Suppl	in street	Pring in	Renderd or adjusted line is impet condition	Find they be (press)		H	Applied Allowing unsights			And other states	The committee	Outstanding levely community	Citil relations
Crassland	Other neutral granulant	0.18	Mexican	4	Mederate	2	Annaly expensation not in local strategy' re- built strategy	Les Desteyor	1		0	0	Dandard line to larget coulding applied		6837	ar M	Zandard dilinity appled	Low	1	1.00			
Neukland and sheak	Marri arrah	0.2112	Median	4	Mederate	2	Annaly expensation notice boal air alongy' no local strategy	Low Tealegie Development	1		0	0	Zhandard Sear Integet condition applied	8	0837	Low	Zandard dilinity applied	Low	1	1.41			
Individual term	Déanteur	0.1321	Mexican	4	Mederate	2	Armaleuropersonics notic local strategy fre- bend strategy	Low Destroyer Prantices on	1	π	0	0	Dandard line to larget coulding applied	22	0.382	ar M	Zandard dilinity appled	Low	1	0.37	17 mars		
Urban	Developed land, analysi surface	17288	VLow	0	NA Ober	0	Annaly expensation notice boal air alongy' no local strategy	Low Tealegie Development	1	0	0	0	Zhandard Sear Integet condition applied	0	1000	Low	Zandard dilinity applied	Median	0.87	0.00			
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	Project	Name: 65 Bath Road Map Reference:	9	BALLY MALLY	H	edgerow summery	1										
	1	-1 On-Site Hedge Baseline	1	Total Not 9	Change	00.83%											
Cond	lezze / Show C	obamza Condenze / Show Powa		Trading Rale	belisited	Tes 🗸											
	Main Merra	Instructions															
		Existing hadgerow habitate		Distinctiveness	Condition	ecasolitagia significano		Ecological		Retention	ostegory k	iodimentity 1	oalar		Gem	amonia	I
Baseline ref	Hedge sember	Redgecow type	Length (km)	Distinctiveness	Condition	Strategio significance	Meet Treding Inles	Total hedgecory	Longth rotained	Longth onhonced	Units rotained	Units enhanced	Longth Jost	Units Jost	User comments	Consenting body comments	GBB sedenence sember
1	1	Native kedgerow	0.208	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.42	0	0	0.00	0.00	0.21	0.42			
									-				-				
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			0.81					0.48	0.00	0.00	0.00	0.00	0.\$1	0.43			

	Project N	ame: 63 Bath Road Map Reference:	]			Bede			]															
	B-	2 On-Site Hedge Creation		TOTAL IN TRANSPORT		÷ -		1.00 11.00																
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Pasalias	-	Mublins type	2 i	Distantinuan		Condition	a 6000	o Directogia elgablicano	Mentrapie algolitemen	Justice 1	n Tanget condition (group)	Rebited in edwards	Delay in election Indefinit excellen (press)	Disadard or adjusted time to target condition.	Final time to target condition	Final time to target	Reading of	łł	Test allowity of		adjund	ther comments	Constanting body comments	colored matter
3	1	Species vich axive hedgence	0.1	Medium	4	Modecade	2	Area/comprosition out in Irol strategy/ no boot strategy	Los 25000 go	1		0	a	Dandard line to larget condition motion		0.837	Low	Sandard difficulty acceled	Low	1.1	0.87			
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Appendix G - Development 5 DEFRA Metric 4.0 Calculation Tool (Issued Separately)







irlie Edinburgh Return to Headline Results			
Scroll down for final results 🛆			_
	Habitat units	0.66	
On-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	1.56	1
On-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.90	137.04%
On-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%
			-
	Habitat units	0.00	
Off-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	0.00	
()tt atto poat intorrontion			

	11001101 01110	0.00	
OII-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.00	0.00%
Ott-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%

	Habitat units	0.90
Combined net unit change	Hedgerow units	0.00
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	Habitat units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units Hedgerow units	0.00

FINAL RESULTS											
Total net unit change	Habitat units Hedgerow units	0.90 0.00									
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00									
	Habitat units	137.04%									
(Including all on-site & off-site habitat retention, greation & enhancement)	Hedgerow units	0.00%									
	Watercourse units	0.00%									
Trading rules satisfied?	Ye	es √									

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.66	0.72	0.00	Unit requirement met or surpassed $\checkmark$
Hedgerow units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed $\checkmark$
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed $\checkmark$

ım to							
	Trading	g Summary					
	Distinctiveness Group		Trading I	tule		Trading Satisfied?	
	Very High	Bespoke com	pensation lik	ely to be req	puired 🛠	Yes 🗸	
-	High Medium	Same broad habitat or a	higher disti	nctiveness ha	abitat required (2)	Yes√ Yes√	
	Low	Same distinctiv	reness or be	ter habitat re	aquired ≥	¥es √	
í——	Marr High	Distinction of a					Many Wish Distinctions and Summary
	Very riigii i	Distilicuveness	On-atte	Off-site	Project wide		Very High Distinctiveness Summary
	Habitat group	Group	unit chance	unit chance	unit change	Unit losses	distinctiveness deficit 0.00
	Grassland - Lowland orly and grassland Grassland - Lowland meadows Grassland - Unland hour meadows	Grassland Grassland	0.00	0.00	0.00		
	Heathland and shrub - Mountain heaths and willow scrub Takes - Arwiter der tatwally fluchuation water borkies	Heathland and shrub	0.00	0.00	0.00		
	Sparsely vegetated land - Calaminarian grasslands Sparsely vegetated land - Limestone pavement	Sparsely vegetated land Sparsely vegetated land	0.00	0.00	0.00		
	Wetland - Blanket bog Wetland - Depressions on peat substrates (H7150)	Wetland Wetland	0.00	0.00	0.00		
	Wetland - Fens (upland and lowland) Wetland - Lowland raised bog	Wetland Wetland	0.00	0.00	0.00		
	Wetland - Oceanic valley mire[1] (D2.1) Wetland - Purple moor grass and rush pastures	Wetland Wetland	0.00	0.00	0.00		
	Wetland - Transition mires and quaking bogs (HT140) Woodland and forest - Wood-pasture and parkland	Wetland Woodland and forest	0.00	0.00	0.00		
	Rodey shore - Moderate energy littoral rock - on peak, day or chaik	Rocky shore	0.00	0.00	0.00		
	Rocky statute - Low strate gy inclusion of the an output of chair. Rocky shore - Features of literal rock - on peat, day or chair.	Rocky shore Rocky shore	0.00	0.00	0.00		
	menntal sedemen - Lintes Seatrates Or pass, Cary or Class.	Intradia Sectionali	0.00	0.00	0.00	0.00	
	High Dis	tinctiveness	On-site	Off-site			High Distinctiveness Summary
	Habitat group	Group	unit	unit	Project-wide unit change	Losses not yet accounted for	High Distinctiveness Units available to offset lower distinctiveness deficit 0.00
	Grassland - Traditional orchards Grassland - Floodplain wetland mosaic and CFGM	Grassland Grassland	0.00	0.00	0.00		Unit Deficit: Like for like not satisfied 0.00
	Grassland - Lowland calcareous grassland Grassland - Tall herb communities (H6430)	Grassland Grassland	0.00	0.00	0.00		
	Grassland - Upland calcareous grassland Heathland and shrub - Lowland Heathland	Grassland Heathland and shrub	0.00	0.00	0.00		
	Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Upland heathland	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
	Lakos - High alkalinity lakos Lakos - Low alkalinity lakos	Lakes Lakes	0.00	0.00	0.00		
	Lakes - Marl lakes Lakes - Moderate alkalinity lakes	Lakes Lakes	0.00	0.00	0.00		
	Lakes - Peat lakes Lakes - Ponde (priority habitat)	Lakes	0.00	0.00	0.00		
	Lakes - Temporary lakes ponds and pools (H3170) Sparsely vegetated land - Coastal sand dunes	Lakes Sparsely vegetated land	0.00	0.00	0.00		
	Sparsey vegetated and - Coasta vegetated antipe Sparsely vegetated land - Inland rock using and scree habitats	Sparsely vegetated land Sparsely vegetated land	0.00	0.00	0.00		
	Urban - Open mosaic habitats on previously developed land Wetland - Reerthork	Urban Wetland	0.00	0.00	0.00		
	Woodland and forest - Felled Woodland and forest - Lowland beech and yew woodland	Woodland and forest Woodland and forest	0.00	0.00	0.00		
	Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands	Woodland and forest Woodland and forest	0.00	0.00	0.00		
	Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods	Woodland and forest Woodland and forest	0.00	0.00	0.00		
-	Woodland and spreat - Upand Galdwood Woodland and forest - Wet woodland	Woodland and forest Woodland and forest	0.00	0.00	0.00		
	Rocky shore - High energy littoral rock Rocky shore - Moderate energy littoral rock	Rocky shore Rocky shore	0.00	0.00	0.00		
	Rocky shore - Low energy littoral rock Rocky shore - Features of littoral rock	Rocky shore Rocky shore	0.00	0.00	0.00		
	Intertidal sediment - Littoral mud Intertidal sediment - Littoral mixed sediments	Intertidal sediment Intertidal sediment	0.00	0.00	0.00		
	Coastal saltmarsh - Saltmarshes and saline reactifieds Intertial sectiment - Litoral biogenic reads - Mussels Intertial andinant - Litoral biogenic and - Charles	Coastal saltmarsh Intertidal sediment	0.00	0.00	0.00		
	Interiodal sediment - Factores of literal sediment Interidal sediment - Features of literal sediment Interidal sediment - Literal muddy sand	Intertidal sediment Intertidal sediment	0.00	0.00	0.00		
	Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	0.00	
	Medium D	istinctiveness					Medium Distinctiveness Summary
	Habitat group	Group	On-site unit	Off-site unit	Project wide	Cumulative broad habitat	Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit
	Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00		Medium Distinctiveness Broad Habitat Deficit to be offset by trading up
	Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00	Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit 0.00
	Cropland - Arable field margins pollen and nectar Cropland - Arable field margins tussocky	Cropland Cropland	0.00	0.00	0.00		Cumulative surplus of units 1.20
	Grassland - Other lowland acid grassland Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	0.67	
	Grassland - Upland acid grassland Heathland and shruub - Blackhorn scrub	Grassland Heathland and shrub	0.00	0.00	0.00		
	Heatmand and shrup - Bramble scrub Heathland and shrub - Gorse scrub Heathland and shrub - Bestborn scrub	Heathland and shrub Heathland and shrub	0.00	0.00	0.00	0.49	
	Heathland and shrub - Willow scrub	CU III S LITE LA COMPANY COMPANY COMPANY	0.00	0.00	- Vind		
	Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00		
	Hearfuland and ahrub - Hazel acrub Hearfuland and ahrub - Maxed acrub Lakes - Penda (non-priority habitat)	Heathland and shrub Heathland and shrub Heathland and shrub Lakes	0.00	0.00	0.00 0.49 0.00	0.00	
	Heathand and strub Heathanth Heathand and shrub Masel scrub Lakes - Pends (non, scrubr habar) Lakes - Pends (non, scrubr) habar) Lakes - Reaservirs Springer vegetad and - Other night rock and scree	Heathland and shrub Heathland and shrub Lakes Lakes Sparsely vegetated land	0.00 0.49 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.49 0.00 0.00 0.00 0.00 0.00 0.00	0.00	
	Heathand and shruha - Hoad arcub Heathand and shruha - Hoad arcub Lakes - Fords from concern Mahari Samara - Comparison and Comparison and Comparison Samara - Comparison and Charlowing Comparison Ubara - Comparison and Charlowing Comparison	Heatmand and strutp Heatmand and strutp Lakes Lakes Sparsely wegetated land Urban Urban	0.00 0.49 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 0.49 0.00 0.00 0.00 0.00 0.00 0.00	0.00	
	Heating and physic Heat structure Heating and physic Heat structure Laters - Physics (non-colorry tables) - tables - Physics (non-colorry tables) - tables - Physics - Structure Physics - Colorry - Structure Uthers - Roberts ensure of the three - tables - Structure spectra of - Indirectual structure - Althemist Structure - Uthers - Roberts and structure	Heatmand and shrub Heatmand and shrub Lakes Sparsely vegetaed land Urban Urban Individual trees Individual trees	0.00 0.49 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 0.0	0.00 0.49 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00	
	Heather of a drive - Heat serve h Heather of a drive - Heat serve h Heather of a drive - Heat serve h Lakes - Profer tone occurry hadron - Lakes - Reported to - Cher A drive that of a drive - four hy researched - Cher A drive that of a drive - that - Report and a serve - that - Report and a serve - hordraw - Report - Red Ford -	Hostmand and strutup Hostmand and strutup Hostmand and strutup Lakes Sparsely verystrated land Uritean Uritean Indroveduat trees Indroveduat trees Woodland and forest Woodland and forest	0.00 0.49 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 0.0	0.00 0.49 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.03 0.00	
	Heating and pairs - Heating and     Heating and the Heating and     Heating and     Heating and the Heating and     Heati	Heatmand and arruph Heatmand and arruph Heatmand and arruph Lakes Lakes Urban Urban Indrodeal rees Indrodeal rees Woodland and forcet Woodland and forcet Woodland and forcet Woodland and forcet	0.00 0.49 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 0.0	0.00 0.49 0.49 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00	
Interti	Heating and all shares - Heat insub- Beating of and shares - Heat insub- class - Proping in the index of the shares - Line - Proping in the index of the shares - Beater's wanted later. Color listed in all of a res- libition - Robinstrian and Hardworks - Uniter - Robinstrian and Hardworks - Uniter - Robinstrian and Hardworks - Uniter - Robinstrian and Hardworks - Woodbard and Sect. 2016. The shares - Woodbard and Sect. 2016. The shares - Woodbard and Sect. 2016. The shares - Woodbard and Sect. 2016. The shares - the shares - Listed and All shares - Beating and and sect. 2016. The shares - the shares - Listed and All shares - Listed and - Beating and and sect Listed and - March and sect Shares - Listed and	Heatington and lattice     Heatington and lattice     Heatington and heating     Labors     Labors     Labors     Age and y weather lattice     Drham     Drham     Drham     Drham     Drham     Woodland and for set     Woodland and for set     Entrividel sectioner     Entrividel sectioner     Drham Entrividel sectioner     Drham Entrividel sectioner	0.00 0.49 0.49 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.49 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00	
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	Protect	Name: Fairlie Edi	aburah Map Reference:	]			Area b	ebitet en	MIDNIA.	]																
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Condense / Show Columns Condense / Show Rows					Troda	ant Tables I	latelled		Yee /	1																
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Bal	Broad Habitat	tet Habitat Type (bee		Jana (Jana)	Distantinuoso		Condition	Bears	Braingio eignificanos	Desingia alguillasaan		Trading Dates	Total balance	. Arres	Ares	1	ļţ	Ares babilat Just	Classic Seat	agreed for managements	User comments	Concerning body comments	Oil relevans mather			
1	Grassland		Modified grassland	0.1313	Low	2	Poor	1	Areaicompensation not in local strategy no local strategy	Low Strategic Genificance	1	Same-distinctiveness or better habitat received it	0.25	- 4	0	0.00	0.00	0.13	6.29							
8	Uiban		Introduced shrulo	0.0175	Low	2	Condition Assessment Nik	1	Areacompensation not in local strategy no local strategy	Low Stategic Genificance	1	Same distinctiveness or better hobitst raction of it	0.04	4	0	0.00	0.00	0.00	0.04							
8	Uiban		Developed land; assled surface	1.1289	VLow	0	NA-Other	d	Areacompensation not in local strategy no local strategy	Low Stategic Genificance	1	Compensation Not Required	0.00	4	٥	0.00	0.00	1.11	0.00							
4	Individual trees		Urban wee	0.2894	Medium	4	Poor	4	Areastompenantics not in local attanegy no local attanegy	Low Strategic Significance	1	fame kend habter or a higher distinctiveness habitst required (it)	0.36	0.0204	٥	0.08	0.00	0.00	6.29		22 trees, 9 retained					
4								_																		
7						-																				
			Total babilist area	1.87	ł								0.00	0.01	0.00	0.00	0.00	LI	0.07							
		Ris Java (Real	nding area of Individual trees and Green quile)	1.98	1									_												
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	A-2 On-Site Habitat Creation		200	a hier that chu			669																			
Condenses / Bo	or Column Condition / Thing Rows	ï	The second	in the state			2017																			
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Crassland	Oliver reminal granulanei	0.1	Medium	4	Mederate	2	Armaly sequences in a set in local situategy' no- local situateurs	Low Dealegie	1	1	0	0	Dandard time to target condition applied	8	6837	Low	Dandard dilinity appled	Low	1	6.62						
Neubland and sheals	Manual accula	0.0734	Medium	4	Mederate	2	Amatrosperation notic boal stategy for	Low Testepic	1		0	0	Daniard time in target condition applied		6837	Low	Dandard dilinity applied	Low	1	0.43		1				
Individual terms	Déaniew	6.0058	Medium	4	Mederate	2	Armalyumpersation notion local attaineys' no-	Low Testepic	1	π	0	0	Dandard time to target condition applied	22	0.382	Low	Dandard dilinity appled	Low	1	0.31	12 hours					
Unioam	Developed land, analysi surface	1.1014	VLow	0	NA Ole	0	Armalitumportantion notion local strategy/ no- local strategy	Low Testopic Dominance	1	0	0	0	Danclard time to target condition applied	0	1.000	Low	Dansland differeby applied	Medium	0.87	6.00						
	Total Induited areas	1.00		-	_														Total Date:	147			<u> </u>			
	The Same Allacheding same of Solitations income and Channe Solid SP to Bootherso composition from	l 100 Dilations	-	-		1																				
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Appendix H - Development 6 DEFRA Metric 4.0 Calculation Tool (Issued Separately)







288 Bath Road Headline Results Scroll down for final results ♪	Return to results menu				
		Habitat units	3.49		
On-site baseli	ne	Hedgerow units	0.81		
		Watercourse units	0.00		
	ti	Habitat units	2.28		
On-site post-interv	rention	Hedgerow units	1.34		
(Including habitat retention, creation &	enhancement)	Watercourse units	0.00		
		Habitat units	-1.21	-34.70%	On-site net gain is less than target set 🛦
On-site net char	ige	Hedgerow units	0.53	64.89%	
(units & percentage)		Watercourse units	0.00	0.00%	
					-

	Habitat units	0.00	
Off-site baseline	Hedgerow units	0.00	
	Watercourse units	0.00	
	Habitat units	0.00	
OII-site post-intervention	Hedgerow units	0.00	
(Including habitat retention, creation & enhancement)	Watercourse units	0.00	
	Habitat units	0.00	0.00%
OII-site net change	Hedgerow units	0.00	0.00%
(units & percentage)	Watercourse units	0.00	0.00%

	Habitat units	-1.21
Combined net unit change	Hedgerow units	0.53
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	<b>TT T 1 1 1</b>	
	Habitat units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units Hedgerow units	0.00

FINAL RESULTS		
Total net unit change	Habitat units	-1.21
(Including all on-site & off-site habitat retention, creation & enhancement)	Watercourse units	0.00
	Habitat units	-34.70%
(Including all on-site & off-site habitat retention, creation & enhancement)	Hedgerow units	64.89%
· · · · · · · · · · · · · · · · · · ·	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trad	ing Summaries 🔺

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.49	3.84	1.56
Hedgerow units	10.00%	0.81	0.89	0.00
Watercourse units	10.00%	0.00	0.00	0.00

nenu	Trading Sur	nmary					
	Distinctiveness Group	Bornoleo com	Trading I	tule	irod 🛠	Trading Satisfied?	
	var y sagu High	Sa	ne habitat re	quired =		Yes √	
5	Medium Low	Same distinctiv	eness or bet	ter habitat re	juired ≥	No A No A	
۲ <u>–</u>	Very High Disti	nctiveness					Very High Distingtiveness Summary
	Habitat group	Group	On-site unit	Off-site unit	Project-wide	Unit losses	Very High Distinctiveness Units available to offset lower
	Grassland - Lowland dry acid grassland	Grassland	chance 0.00	<b>chance</b> 0.00	unit change		distinctiveness denot
	Grassland - Lowland maadows Grassland - Upland hay meadows Heathland and shrub - Mountain heaths and willow scrub	Grassland Grassland Heathland and shrub	0.00	0.00 0.00 0.00	0.00 0.00 0.00		
	Lakes - Aquifer fed naturally fluctuating water bodies Sparsely vegetated land - Calaminarian grasslands	Lakes Sparsely vegetated land	0.00	0.00	0.00		
_	Sparsery Vederated and - Limestone pavement Wetland - Blanket boq Wetland - Depressions on peat substrates (H7150)	Wetland Wetland	0.00	0.00	0.00		
=	Wetland - Fens (upland and lowland) Wetland - Lowland raised bog Wetland - Opeanic valley minof11 (22.1)	Wetland Wetland Wetland	0.00	0.00	0.00		
	Wetland - Purple moor grass and rush pastures Wetland - Transition mires and quaking bogs (HT140)	Wetland Wetland	0.00	0.00	0.00		
_	Rockry shore - Moderate energy littoral rock - on peat, day or chalk Rockry shore - Moderate energy littoral rock - on peat, day or chalk	Rocky shore Rocky shore	0.00	0.00	0.00		
	Rocky shore - Low energy littoral rock - on peat, clay or chalk Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore Rocky shore	0.00	0.00	0.00		
L	menude setemen - under a seagrade this peak, day to cheek	Interstate Sectioneria	0.00	0.00	0.00	0.00	
	High Distinct	iveness	_	_	_		High Distinctiveness Summary
	Habitat group	Group	On-site unit	Off-site unit	Project-wide unit change	Losses not yet accounted for	High Distinctiveness Units available to offset lower 0.00 distinctiveness deficit
_	Grassland - Traditional orchards Grassland - Floodplain wetand mosaic and CFOM	Grassland Grassland	0.00	0.00	0.00		Unit Deficit: Lake for like not satisfied 0.00
_	Grassland - Lowland calcuroous grassland Orassland - Tall herb communities (H6430) Grassland - Ubland calcurous grassland	Grassland Grassland Grassland	0.00	0.00	0.00 0.00		
	Heathland and shrub - Lowland Heathland Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub Heathland and shrub	0.00	0.00	0.00		
	Heathland and shrub - Upland heathland Lalosa - High alkalinity lalosa	Heathland and shrub Lakes	0.00	0.00	0.00		
	Lakos - Low analinity lakos Lakos - Mart hakos Lakos - Modor ato atizainity lakos	Lakes Lakes	0.00	0.00	0.00 0.00		
	Lakos - Post lakos Lakos - Posta (priority habitat) Lakos - Termogram Jakos porte and nosle r121/270.	Lakes Lakes	0.00	0.00	0.00		
	Sparsely vegetated land - Coastal sand durase Sparsely vegetated land - Coastal sand durase	Sparsely vegetated land Sparsely vegetated land	0.00	0.00	0.00		
	Sparsely vacquitated land - Inland rock outcrop and scree habitate Sparsely vacquitated land - Maritime cliff and slopes Urban - Open mosaic habitate on previously developed land	Sparsely vegetated land Sparsely vegetated land Urban	0.00	0.00 0.00 0.00	0.00 0.00 0.00		
	Wetland - Reachbeds Woodland and foreat - Felled Woodland and foreat - Leaderd bench and areas woodland	Wetland Woodland and forest	0.00	0.00	0.00		
	Woodland and forest - Jowland mixed decidouus woodland Woodland and forest - Native pine woodland Woodland and forest - Native pine woodlands	Woodland and forest Woodland and forest	0.00	0.00	0.00		
	Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oalwood	Woodland and forest Woodland and forest Woodland and forest	0.00	0.00 0.00 0.00	0.00 0.00 0.00		
	Woodland and forest - Wet woodland Coastal lapoons - Coastal lapoons Review to the second second second second	Woodland and forest Coastal largoons	0.00	0.00	0.00		
	Rocky shore - Fugr and y link at four Rocky shore - Moderate energy link at rock Rocky shore - Low energy linkral rock	Rocky shore Rocky shore	0.00	0.00	0.00		
	Rocky shore - Features of literal rock Intertidal sedment - Literal mod Intertidal sedment - Literal model sediments	Rocky shore Intertidal sediment Intertidal sediment	0.00	0.00	0.00 0.00 0.00		
	Coastal salimarsh - Salimarshos and salino resedheds Interitial sediment - Litoral biogenic resti - Mussels Interitied and the United Managina and Calo Interio	Coastal saltmarsh Intertidal sediment	0.00	0.00	0.00		
	Intertidal sodiment - Features of Intoral sodiment Intertidal sodiment - Littoral muddy sand	Intertidal sediment Intertidal sediment	0.00	0.00	0.00		
	interitiau securiter - Linoral seach as	intertida sediment	0.00	0.00	0.00	0.00	
	Modium Distin	ativonesa		_			Madison Disting Concerna
_	Medium Distin	ctiveness	On-aite	Off-site	Project wide	Cumulative broad habitat	Medium Distinctiveness Summary Medium Distinctiveness Units available to offset Lower
	Meclium Distin Habitat group Orcelard - Arabit dati parona - nitrovad gransfer	Crossand	On-site unit chance	Off-site unit chance	Project wide unit change	Cumulative broad habitat change	Medium Distinctiveness Summary           Medium Distinctiveness Units available to offset Lower Distinctiveness Dedict         1.41           Medium Distinctiveness Broad Habitat Deficit to be         1.41
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