Biodiversity Strategy and Framework Management Plan

Slough Trading Estate, Slough

Presented to: SEGRO PLC

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Protecting people and planet

Report Details

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About Us

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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[1]. 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 11th 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.

[1] 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.

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 1st and 2nd 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.

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

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.

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 Potentially Supported or Confirmed 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.
Hedgehogs	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.

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.

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

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**

*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.

Table 5 – On-Site Pre-Development Area Habitat Score – Development 1

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.

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

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**

* 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 **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.

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

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**

*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.

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

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**

*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 **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)	**Condition Assessment**	**Area (ha)**	**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.

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

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**

*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	Area (ha)	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.

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

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**

*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.

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

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**

*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.

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

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**

*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 **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	Area (ha)	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.

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

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**

*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-Site Post-Development Hedgerow Habitat Score – Development 6

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 **Total net % change = -34.70%**

Hedgerow Habitat BU's = +0.53 **Total net % change = +64.89%**

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
    - Enhance modified grassland to wildflower grassland;
    - 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
    - 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.

Planting

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.

Management

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 self-colonised, 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.

Management

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

Legend

- Site boundary
- g4 - modified grassland
- u1 1160 - introduced shrub
- u1b5 - buildings
- u1b6 - other developed land
- u1c - artificial unvegetated unsealed surface
- h2a - Hedgerow priority habitat
- Individual tree

0 50 100 150 200 Meters

N

Figure	UK Habitat Classification Plan				
Job	Slough Trading Estate, Slough				
Client	SEGRO				
Figure No.	1.1	Revision	A	Date	18/03/2024
Drawn	BB	Checked	DP	Scale	1:4,000 @ A3
Job No.	87304.544406			Central GR	494846E 181515N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Legend

- Site boundary
- g4 - modified grassland
- u1 231 – built-up areas and gardens, vegetated garden
- u1 1160 - introduced shrub
- u1b5 - buildings
- u1b6 - other developed land
- u1c - artificial unvegetated unsealed surface
- h2a - Hedgerow priority habitat
- Individual tree

0 50 100 150 200 Meters

N

Figure	UK Habitat Classification Plan		
Job	Slough Trading Estate, Slough		
Client	SEGRO		
Figure No. 1.2	Revision A	Date 18/03/2024	
Drawn BB	Checked DP	Scale 1:4,000 @ A3	
Job No. 87304.544406		Central GR 495944E 181515N	

DO NOT SCALE.
NOT FOR CONSTRUCTION.

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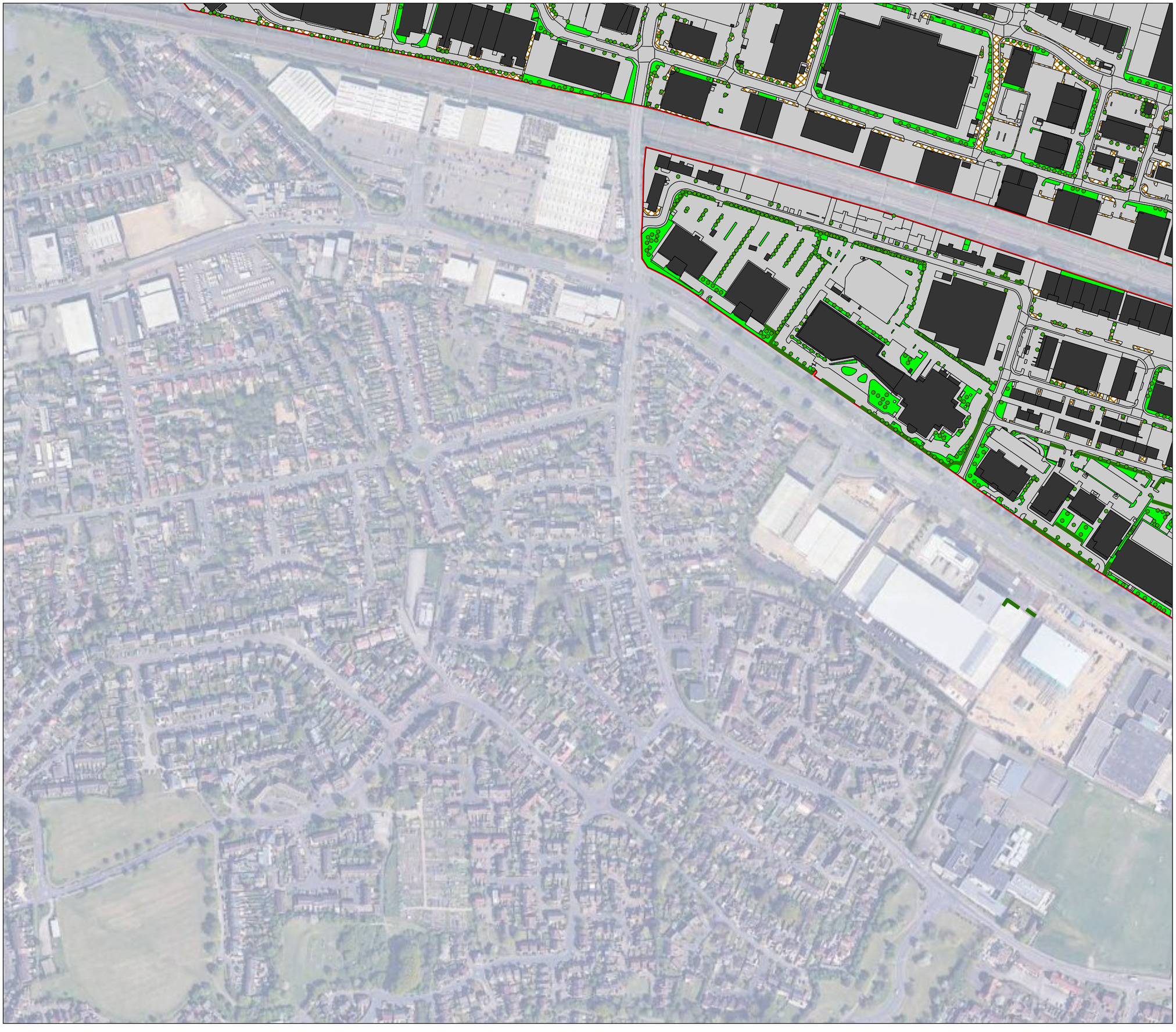

Legend

- Site boundary
- g4 - modified grassland
- u1 1160 - introduced shrub
- u1b5 - buildings
- u1b6 - other developed land
- h2a - Hedgerow priority habitat
- Individual tree

0 50 100 150 200 Meters

N

Figure	UK Habitat Classification Plan				
Job	Slough Trading Estate, Slough				
Client	SEGRO				
Figure No.	1.3	Revision	A	Date	18/03/2024
Drawn	BB	Checked	DP	Scale	1:4,000 @ A3
Job No.	87304.544406			Central GR	494846E 180737N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Legend

- Site boundary
- g4 - modified grassland
- u1 231 – built-up areas and gardens, vegetated garden
- u1 1160 - introduced shrub
- u1b5 - buildings
- u1b6 - other developed land
- u1c - artificial unvegetated unsealed surface
- h2a - Hedgerow priority habitat
- Individual tree

0 50 100 150 200 Meters

N

Figure	UK Habitat Classification Plan				
Job	Slough Trading Estate, Slough				
Client	SEGRO				
Figure No.	1.4	Revision	A	Date	18/03/2024
Drawn	BB	Checked	DP	Scale	1:4,000 @ A3
Job No.	87304.544406			Central GR	495944E 180737N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

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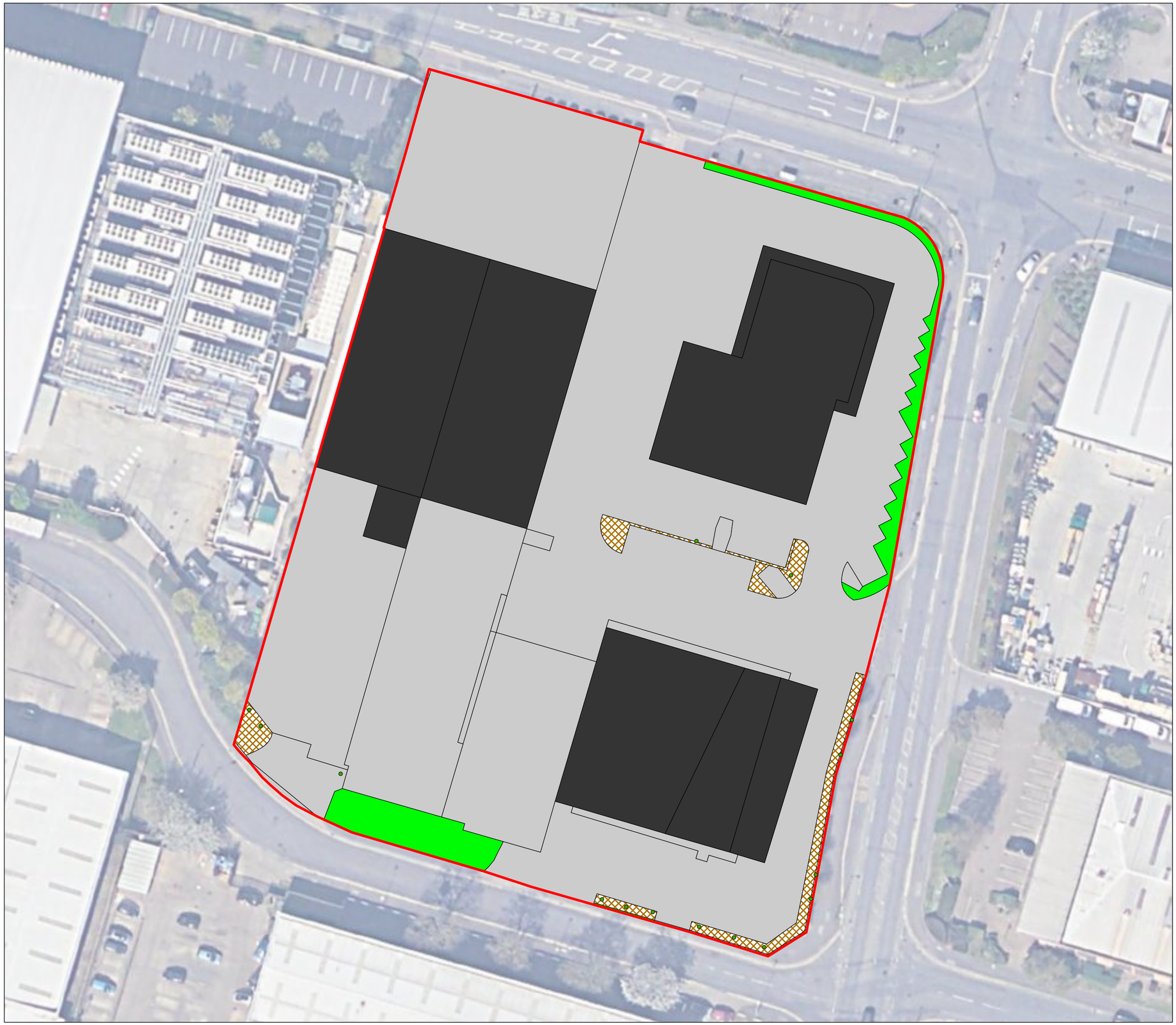
Figure 2 – Development 1 Baseline Habitats



Legend

- Site boundary
- g4 - modified grassland
- u1 1160 - introduced shrub
- u1b5 - buildings
- u1b6 - other developed land
- Individual tree

0 5 10 15 20 Meters

N

Figure	373/756 Buckingham Avenue Baseline Habitats		
Job	Slough Trading Estate, Slough		
Client	SEGRO		
Figure No. 2	Revision A	Date 04/06/2024	
Drawn BB	Checked DP	Scale 1:600 @ A3	
Job No. 87304.544406		Central GR 494866E 181333N	

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Figure 3 – Development 2 Baseline Habitats

Legend

- Site boundary
- u1 1160 - introduced shrub
- u1b5 - buildings
- u1b6 - other developed land
- Individual tree

0 5 10 15 20 Meters

N

Figure	Buckingham/Dover B8 Baseline Habitats		
Job	Slough Trading Estate, Slough		
Client	SEGRO		
Figure No. 3	Revision A	Date 04/06/2024	
Drawn BB	Checked DP	Scale 1:600 @ A3	
Job No. 87304.544406		Central GR 494976E 181307N	

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Figure 4 – Development 3 Baseline Habitats

Legend

- Site boundary
- g4 - modified grassland
- u1 1160 - introduced shrub
- u1b5 - buildings
- u1b6 - other developed land
- u1c - artificial unvegetated unsealed surface
- Individual tree

0 5 10 15 20 Meters

N

Figure	Buckingham/Weston B8 Baseline Habitats				
Job	Slough Trading Estate, Slough				
Client	SEGRO				
Figure No.	4	Revision	A	Date	31/05/2024
Drawn	BB	Checked	DP	Scale	1:700 @ A3
Job No.	87304.544406			Central GR	494466E 181518N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Figure 5 – Development 4 Baseline Habitats

Legend

- Site boundary (6B Bath Road Data Centre)
- g4 - modified grassland
- u1b5 - buildings
- u1b6 - other developed land
- h2a - Hedgerow priority habitat
- Individual tree

0 5 10 15 20 Meters

N

Figure	6B Bath Road Data Centre Baseline Habitats		
Job	Slough Trading Estate, Slough		
Client	SEGRO		
Figure No. 5	Revision A	Date 29/05/2024	
Drawn BB	Checked DP	Scale 1:800 @ A3	
Job No. 87304.544406		Central GR 495020E 181013N	

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Figure 6 – Development 5 Baseline Habitats

Legend

- Site boundary
- g4 - modified grassland
- u1 1160 - introduced shrub
- u1b5 - buildings
- u1b6 - other developed land
- Individual tree

0 5 10 15 20 Meters

N

Figure	Fairlie/Edinburgh Data Centre Baseline Habitats				
Job	Slough Trading Estate, Slough				
Client	SEGRO				
Figure No.	6	Revision	A	Date	30/05/2024
Drawn	BB	Checked	DP	Scale	1:600 @ A3
Job No.	87304.544406			Central GR	495287E 181587N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Figure 7 – Development 6 Baseline Habitats

Legend

- Site boundary
- g4 - modified grassland
- u1b5 - buildings
- u1b6 - other developed land
- h2a - Hedgerow priority habitat
- Individual tree

0 5 10 15 20 Meters

N

Figure	268 Bath Road Baseline Habitats		
Job	Slough Trading Estate, Slough		
Client	SEGRO		
Figure No. 7	Revision A	Date 04/06/2024	
Drawn BB	Checked DP	Scale 1:1,000 @ A3	
Job No. 87304.544406		Central GR 495180E 180913N	

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Drawing 1 – Development 1 Test Fit

BUCKINGHAM AVENUE

2000

2000

Tenant sub-station
(based on 110 Buckingham Avenue)

2000

16500

6000

1st/2nd/3rd Office
4th/5th Data Hall
6th Office Plant

cycles

1st/2nd/3rd/4th/5th Data Hall
6th Data Hall Plant

G.F.Reception

Tenant gantry

GF/1st/2nd/3rd/4th/5th Data Hall
6th Data Hall Plant

DOVER ROAD

6000

10000

20000

4000

DEAL AVENUE

2

750

DEVELOPMENT ANALYSIS

All floor areas are gross external and approximate

G.F.	Reception	69.7m²	750sqft
1st.	Offices	599.2m²	6,450sqft
2nd.	Offices	599.2m²	6,450sqft
3rd.	Offices	599.2m²	6,450sqft
6th.	Office Plant	599.2m²	6,450sqft
G.F.	Data Hall	5,276.7m²	56,800sqft
1st.	Data Hall	5,708.7m²	61,450sqft
2nd.	Data Hall	5,708.7m²	61,450sqft
3rd.	Data Hall	5,708.7m²	61,450sqft
4th.	Data Hall	6,307.9m²	67,900sqft
5th.	Data Hall	6,307.9m²	67,900sqft
6th.	Data Hall Plant	5,708.7m²	61,450sqft
TOTAL:		43,193.8m²	464,950sqft

Sub-station switchroom: 138.1m² 1,485ft²

Site area: 1.21ha 3.0acres

SPZ footprint: 5,484.5m²
SPZ density: 45.3%

2nd floor footprint: 6466.0m²
2nd floor density: 53.3%

Height: 36m
Floor to floor height: 5m

Cars: 51
(1-700m² excluding plant and sub-station)

Cycles: 72
(1-500m² excluding plant and sub-station)

Landscape: 911m²
Landscape %: 7.5%

N

Diagramatic CGI looking from Buckingham Avenue / Dover Road corner

SEGRO SPZ

Revisions

Job Title
DATA CENTRE DEVELOPMENT

Location
373/756 BUCKINGHAM AVENUE &
2 DOVER ROAD, SLOUGH

Drawing Title
SKETCH LAYOUT

Date 29/04/24 Drawn

Scale 1:1000 at A3 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE

LHA
Royal Station Court, Twyford
Reading, Berkshire, RG10 9NF
Tel: 0118 932 0980
e-mail: architecture@langley-hall.co.uk

Dwg no. 6050-sk02 Revision A

Drawing 2 – Development 2 Test Fit

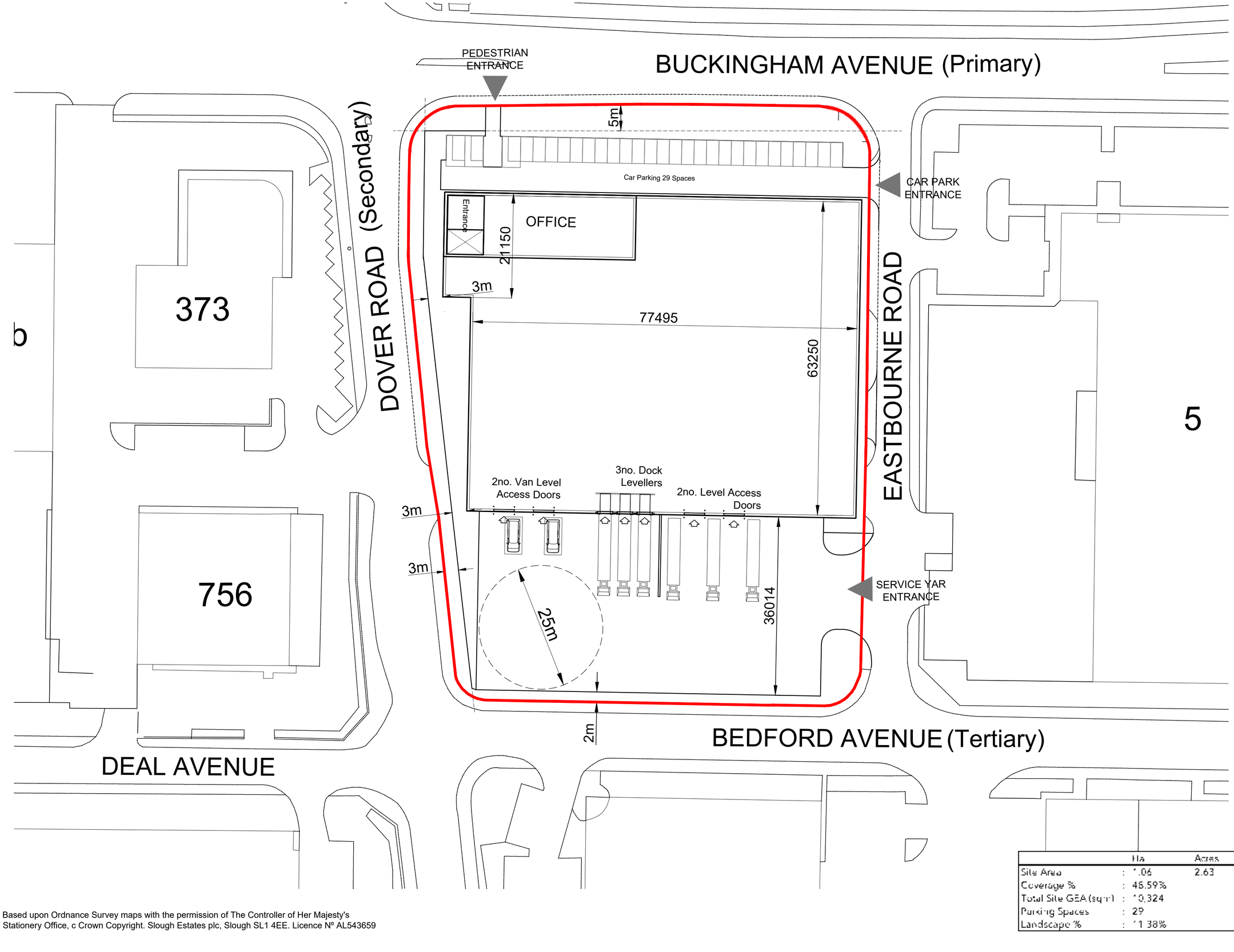
Notes:
Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey.

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.**



		Ha	Acres
Site Area	:	1.06	2.63
Coverage %	:	48.59%	
Total Site GEA (sq.m)	:	10,324	
Parking Spaces	:	29	
Landscape %	:	11.38%	

Rev	Revision Description	Date	Author/ Reviewer
P4	Building Footprint revised. Schedule updated. Dims added.	01.12.23	MB/YK
P3	Site Coverage and Total Site GEA revised.	13.11.23	ST/YK
P2	Drawing revised.	06.11.23	HL/YK
P1	First Issue.	27.10.23	ST/YK

PRELIMINARY

32 Frederick Street,
Birmingham, B1 3HH
+44 (0)121 234 7500
www.chetwoods.com

Project
Slough Trading Estate

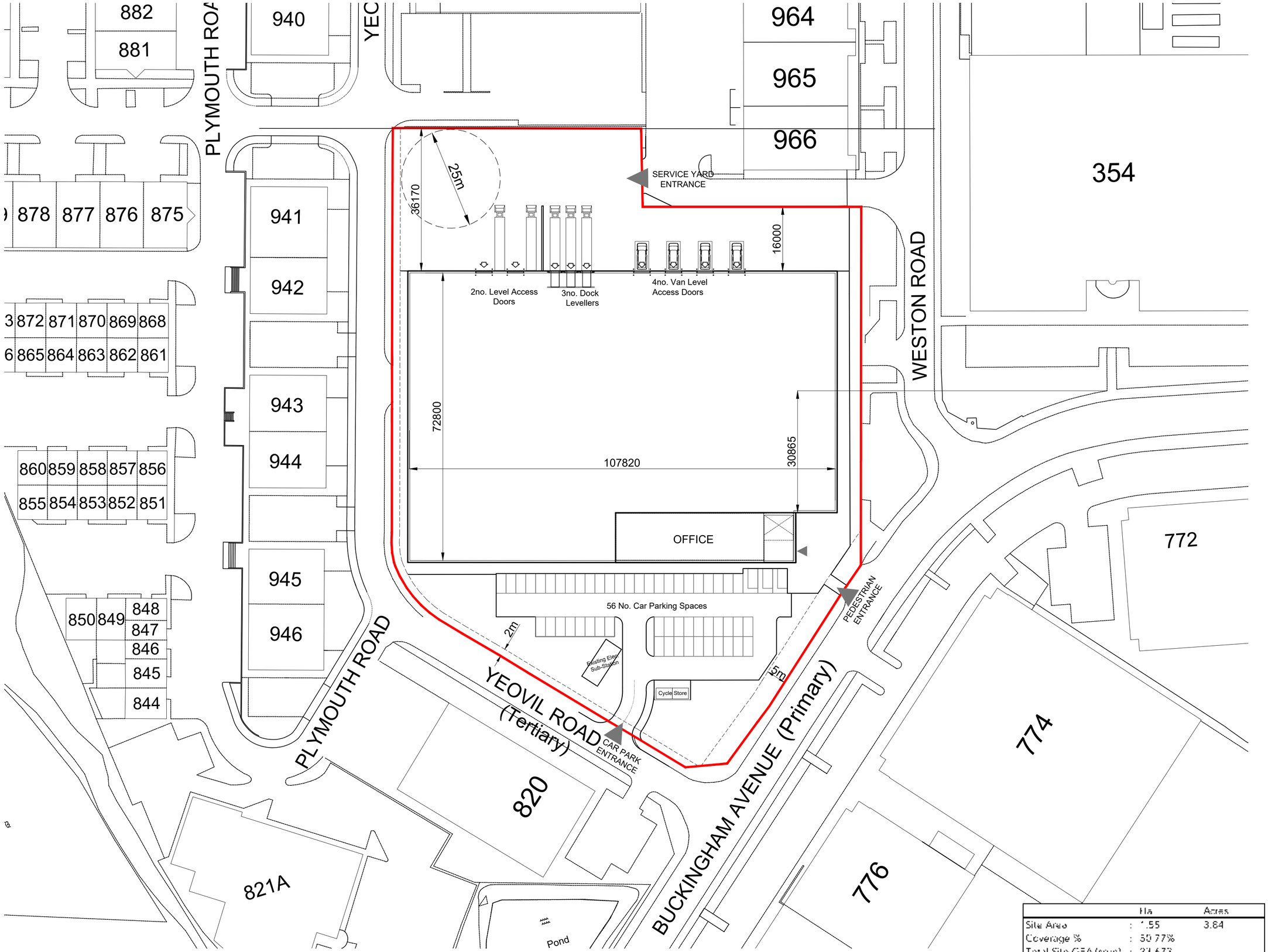
Client
Segro

Drawing Title
BUCKINGHAM / DOVER
TEST FIT

Scale	Size	Drawn	Checked	Date
1:500	A2	MB	LF	18.10.23

Project	Originator	Zone	Level	Type	Role	Number	Rev.
5120	CA	00	00	DR	A	00000	P4

Drawing 3 – Development 3 Test Fit



		Ha	Acres
Site Area	:	1.55	3.84
Coverage %	:	50.77%	
Total Site GEA (sq.m)	:	23,673	
Parking Spaces	:	56	
Landscape %	:	12.60%	

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.**

Rev	Revision Description	Date	Author/ Reviewer
P4	Dims added.	01.12.23	MB/YK
P3	Site Coverage and Total Site GEA revised.	13.11.23	ST/YK
P2	Drawing revised.	06.11.23	HL/YK
P1	First Issue.	27.10.23	ST/YK

PRELIMINARY

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Project
Slough Trading Estate

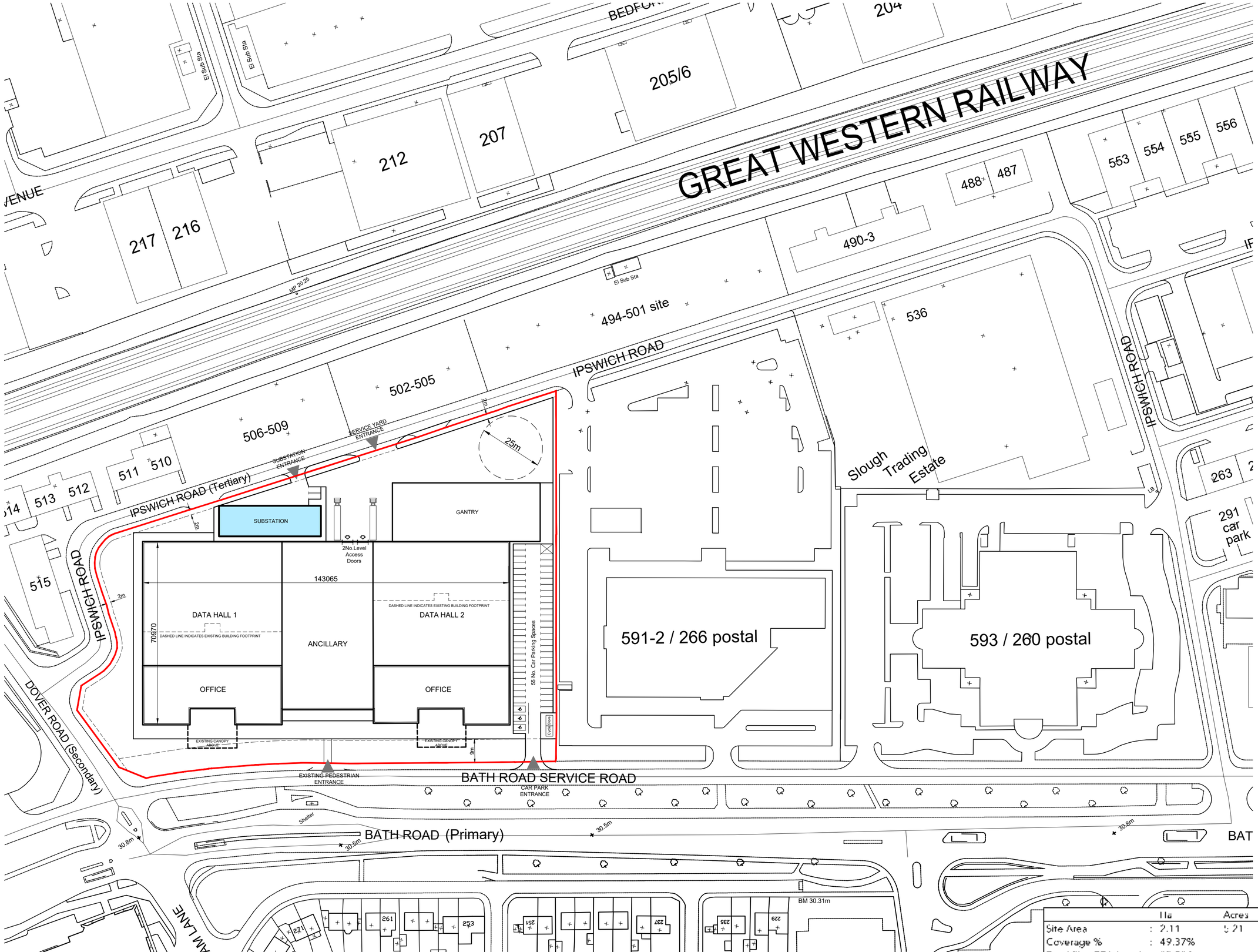
Client
Segro

Drawing Title
BUCKINGHAM / WESTON
TEST FIT

Scale	Size	Drawn	Checked	Date
750	A2	MB	LF	18.10.23

Project	Originator	Zone	Level	Type	Role	Number	Rev.
5120	CA	00	00	DR	A	00000	P4

Drawing 4 – Development 4 Test Fit



		Ha	Acres
Site Area	:	2.11	5.21
Coverage %	:	49.37%	
Total Site GEA (sqm)	:	29,784	
Parking Spaces	:	55	
Landscape %	:	17.12%	

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.**

North

0m 10m 20m 30m 40m 50m

Rev	Revision Description	Date	Author/ Reviewer
P1	First Issue.	23.11.23	MB/YK

PRELIMINARY

32 Frederick Street,
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Project
Slough Trading Estate

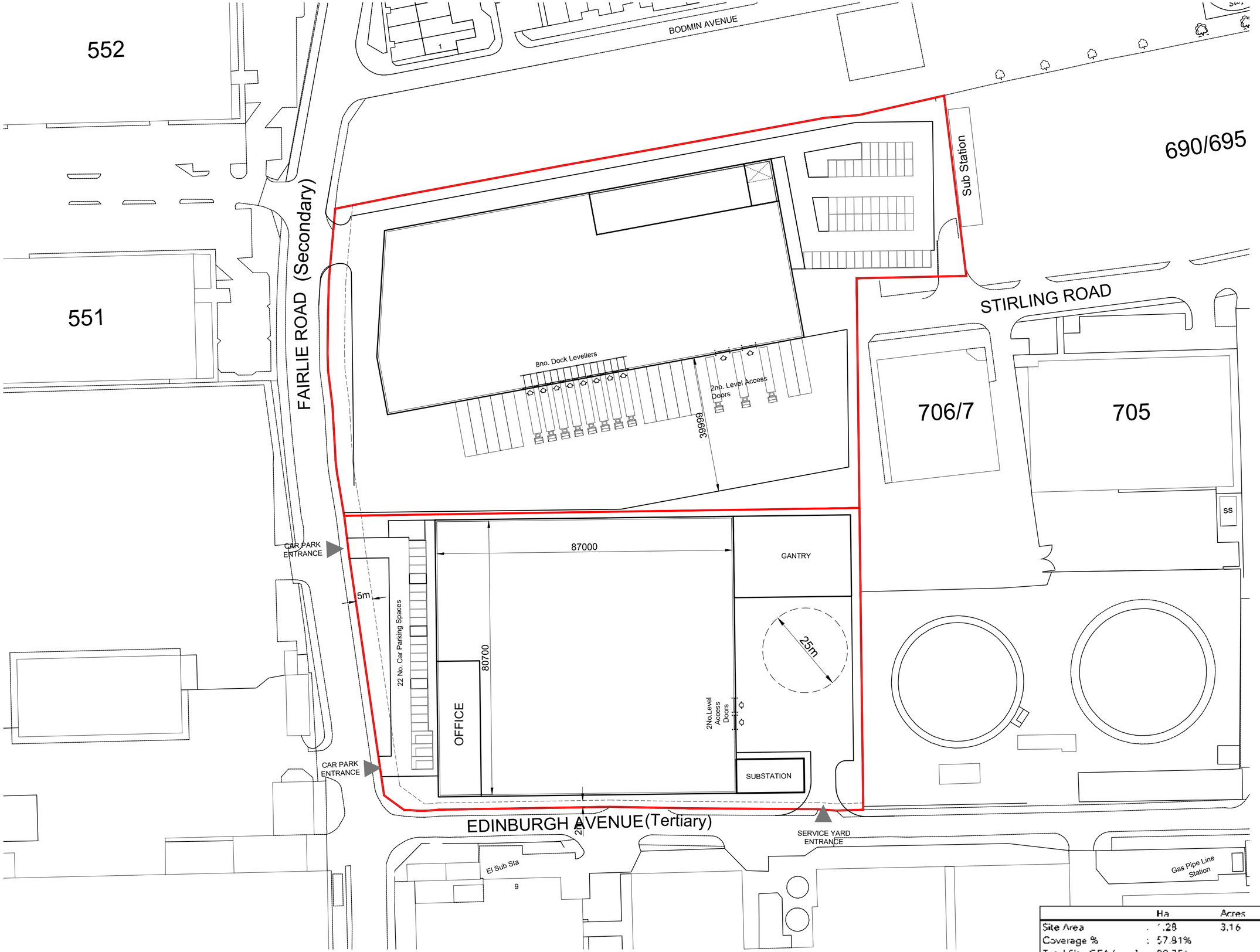
Client
Segro

Drawing Title
6B BATH ROAD
TEST FIT
OPTION 2

Scale	Size	Drawn	Checked	Date
1:1000	A2	MB	YK	14.11.2023

Project	Originator	Zone	Level	Type	Role	Number	Rev.
5120	CA	00	00	DR	A	00000	P1

Drawing 5 – Development 5 Test Fit



	Ha	Acres
Site Area	1.28	3.16
Coverage %	57.81%	
Total Site GEA (sqm)	28,756	
Parking Spaces	22	
Landscape %	13.56%	

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.**

Rev	Revision Description	Date	Author/ Reviewer
P2	Drawing revised.	06.11.23	HL/YK
P1	First Issue.	27.10.23	MB/LF

PRELIMINARY

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Project
Slough Trading Estate

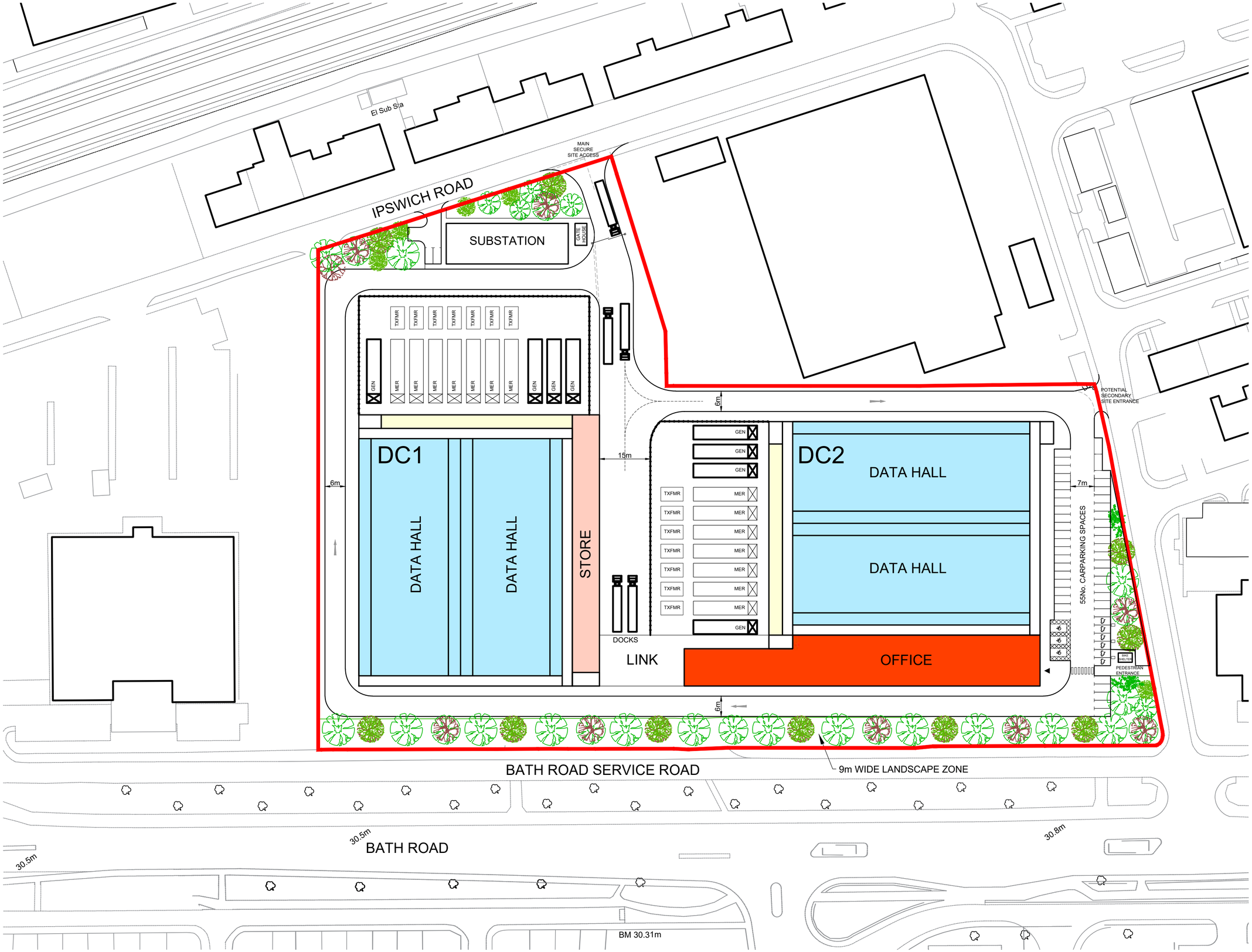
Client
Segro

Drawing Title
FAIRLIE / EDINBURGH
TEST FIT

Scale	Size	Drawn	Checked	Date
1:750	A2	MB	LF	18.10.23

Project	Originator	Zone	Level	Type	Role	Number	Rev.
5120	CA	00	00	DR	A	00000	P2

Drawing 6 – Development 6 Test Fit



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.**

North

Schedule of Accommodation GEA

DATA CENTRE 1

	OFFICE	DATA HALL (2 no. DCs)	PLANT	TOTAL
GF		6,170		6,170
1F		5,580		5,580
2F		5,580		5,580
ROOF			* nfa	0
TOTAL sqm	0	17,040	0 nfa	17,330
TOTAL sqft				186,556

DATA CENTRE 2

	OFFICE	DATA HALL (2 no. DCs)	PLANT	TOTAL
GF	1,387	6,170		7,557
1F	1,387	5,580		6,967
2F	1,387	5,580		6,967
ROOF			1,050	1,050
TOTAL sqm	4,161	16,707	1,050	22,538
TOTAL sqft				242,547

SUBSTATION & GATEHOUSE

	SUBSTATION	GATEHOUSE	PLANT	TOTAL
GF	432	20		452
TOTAL sqm	432	20		452
TOTAL sqft				4,865

TOTAL SITE (GIA) sqm : 49,310 sqm
TOTAL SITE (GEA) sqft : 530,784 sqft

- **LANDSCAPE - 6.8%**

Rev	Revision Description	Date	Author/ Reviewer
P2	Link, loading and gantry area revised. Red Line revised. Schedule updated.	17.10.23	MB/LF
P1	First Issue.	12.10.23	MB/LF

PRELIMINARY

32 Frederick Street,
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Project
Slough Trading Estate

Client
Segro

Drawing Title
268 BATH ROAD
ILLUSTRATIVE SITE LAYOUT
OPTION 1

Scale	Size	Drawn	Checked	Date
1:750	A2	MB	LF	10.10.2023

Project	Originator	Zone	Level	Type	Role	Number	Rev.
5639	CA	00	00	DR	A	00051	P2

0m 10m 20m 30m 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)

The Biodiversity Metric 4.0 - Calculation Tool
Start page

Project details			
Planning authority:			
Project name:			
Applicant:			
Application type:			
Planning application reference:			
Completed by:			
Date of metric completion:			
Reviewer:			
Version control:			
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	176.27	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number	

On-site post intervention map — Insert

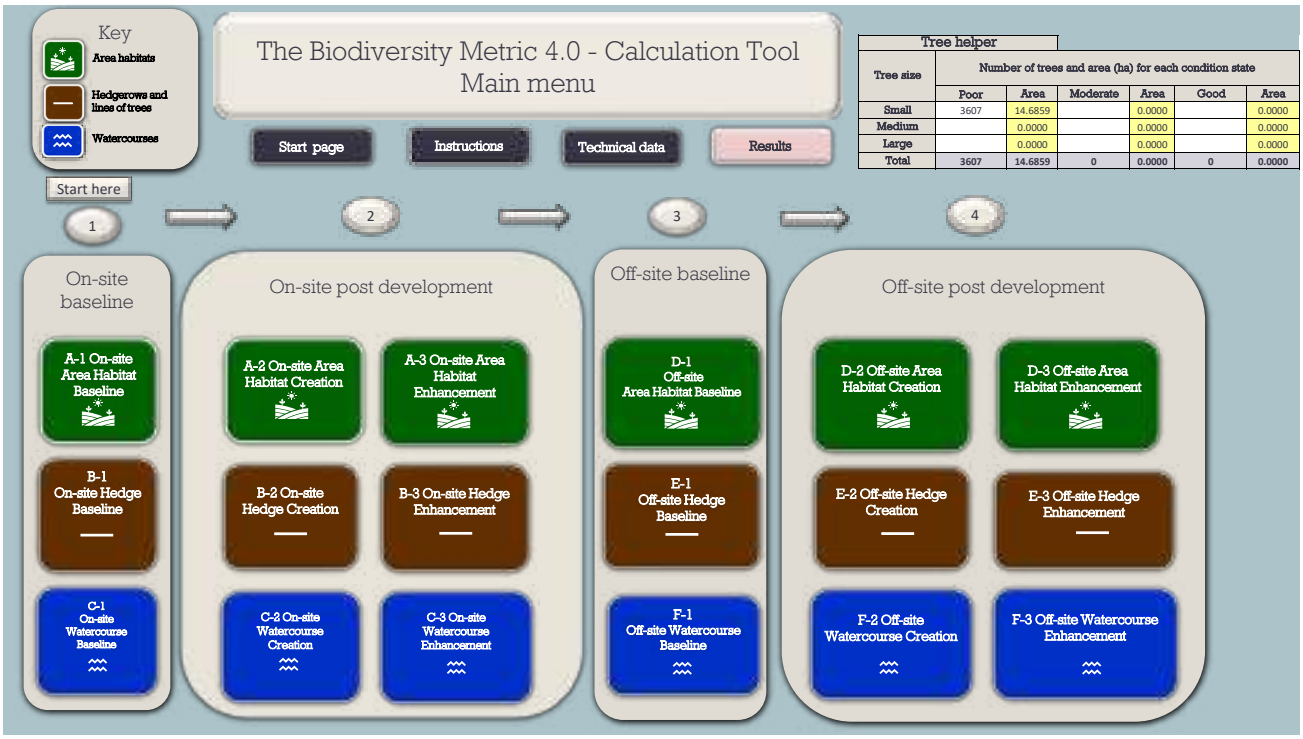
On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

Off-site post intervention map — Insert

Off-site post-intervention reference number	



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	3607	14.6859		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	3607	14.6859	0	0.0000	0	0.0000

The Biodiversity Metric 4.0 - Calculation Tool Results

Return to start page | Headline results | Detailed results | Habitat trading summaries | Off-site summary

Return to results menu

Headline Results

Scroll down for final results ⚠

On-site baseline	*Habitat units*	85.90		
	Hedgerow units	7.71		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	85.90		
	Hedgerow units	7.71		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	On-site net gain is less than target set ⚠
	Watercourse units	0.00	0.00%	On-site net gain is less than target set ⚠
Off-site baseline	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.00%	Total net gain achieved is less than target set ⚠
	Hedgerow units	0.00%	Total net gain achieved is less than target set ⚠
	Watercourse units	0.00%	
Trading rules satisfied?		Yes ✓	

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	Unit requirement met or surpassed ✓

Project Name:	Map Reference:
A-1 On-Site Habitat Baseline	

Condense / Show Columns | Condense / Show Rows

Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.00
Total Net % Change	0.00%
Trading Rules Satisfied	Yes ✓

	Existing area habitats			Distinctiveness		Condition		Strategic significance				Ecological baseline
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier	Required Action to Meet Trading Rules	Total habitat units
1	Grassland	Modified grassland	0.62	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat delivered ✓	1.24
2	Urban	Developed land; sealed surface	146.72	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
3	Urban	Introduced shrub	4.76	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat delivered ✓	13.98
4	Individual trees	Urban tree	14.83	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat delivered ✓	66.74
5	Urban	Vegetated garden	9.1	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat delivered ✓	0.91
6	Urban	Artificial unvegetated, unsealed surface	3.33	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
7												
8												
		Total habitat area	179.27									82.83
		Site Area (Including area of habitatted trees and Green walls)	181.59									

Retention category biodiversity value						Enquire compensation agreed for unavoidable losses	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	GM reference number
0.62		1.24	0.00	0.00	0.00				
144.72		0.00	0.00	0.00	0.00				
4.76		13.98	0.00	0.00	0.00				
14.83		66.74	0.00	0.00	0.00		*107 trees		
9.1		0.91	0.00	0.00	0.00				
3.33		0.00	0.00	0.00	0.00				
176.77	0.00	82.83	0.00	0.00	0.00				

Total area lost (including area of habitatted trees and Green walls)	0.00

SF to hectares conversion tool	Select a unit	Hectares	SF

Project Name:	Map Reference:
B-1 On-Site Hedge Baseline	

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Hedgerow summary	
Total Net Unit Change	0.00
Total Net % Change	0.00%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological [baseline]
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position [multiplier]		Total hedgerow [units]
1	1	Native hedgerow	3.855	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic [Significance]	1	Same distinctiveness [band or better]	7.71
2												
3												
4												
5												
			3.86									7.71

	Retention category biodiversity value						Comments		
Baseline ref	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	GIS reference [number]
1	3.855		7.71	0.00	0.00	0.00			
2									
3									
4									
5									
	3.86	0.00	7.71	0.00	0.00	0.00			

Appendix C – Development 1 DEFRA Metric 4.0 Calculation Tool (Issued Separately)

The Biodiversity Metric 4.0 - Calculation Tool
Start page

Project details			
Planning authority:	Slough Borough Council		
Project name:	373/756 Buckingham Avenue		
Applicant:	SEGRO		
Application type:			
Planning application reference:			
Completed by:			
Date of metric completion:			
Reviewer:			
Version control:			
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	1.27	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number	

On-site post intervention map — Insert

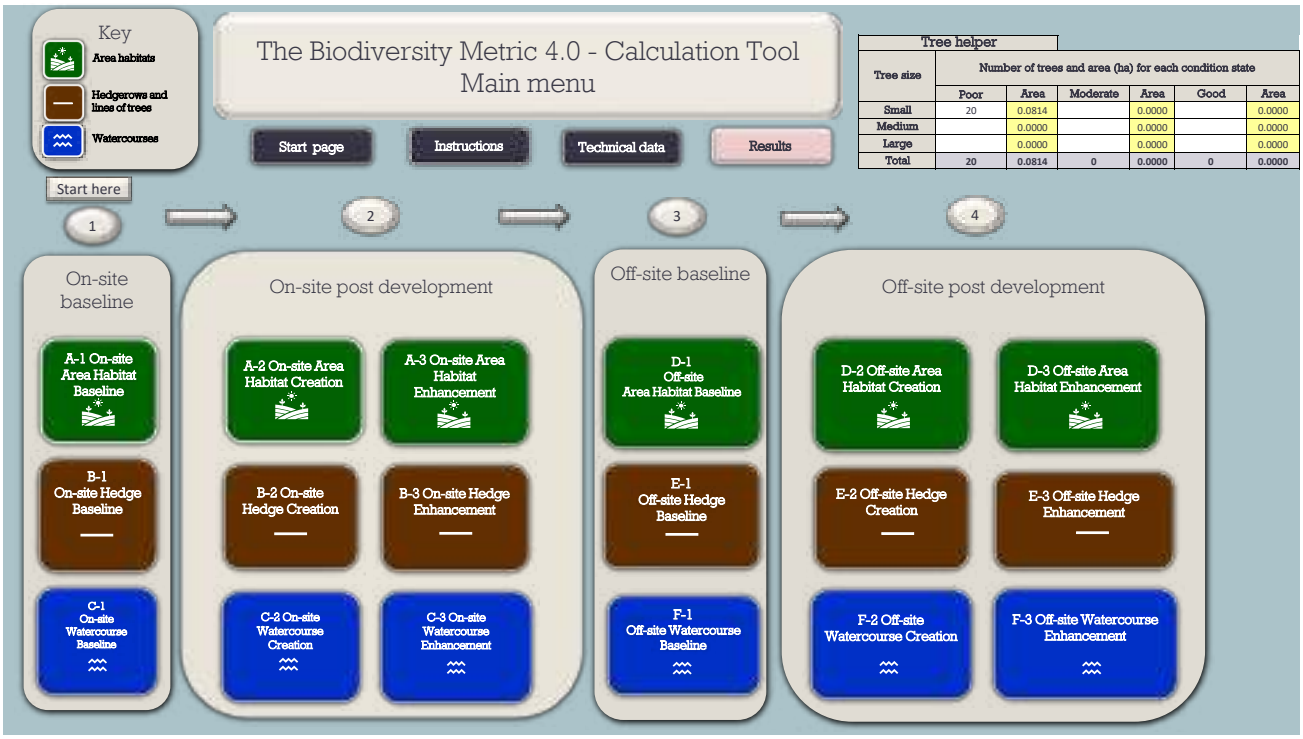
On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

Off-site post intervention map — Insert

Off-site post-intervention reference number	



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	20	0.0814		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	20	0.0814	0	0.0000	0	0.0000

373/756 Buckingham Avenue

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	0.37	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.86	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	0.49	134.46%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.49	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.49
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	134.46%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?		Yes ✓

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

Return to results menu

Trading summary hedgerows

Trading summary Watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ✕	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mires (H7130)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit. Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins translocity	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.33
Grassland - Other, neutral grassland	Grassland	0.33	0.00	0.33	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.27
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.27	0.00	0.27	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.00	0.00	0.00	0.00
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		0.61	0.00	0.61	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.61
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	0.61

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
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	-0.07	0.00	-0.07
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	-0.06	0.00	-0.06
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 feature of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.13		-0.13

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.14
Cumulative surplus of units	0.48

Project Name: 373/295 Buckingham Avenue Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.49
Total Net % Change	104.69%
Trading Rules Satisfied	Yes ✓

	Existing area habitats			Distinctiveness		Condition		Strategic significance				Ecological baseline	Retention category biodiversity value						Requires compensation agreed for unavoidable losses	Comments		
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier	Required Action to Meet Trading Rules	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	GIS reference number
1	Grassland	Modified grassland	0.0127	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or better habitat required ✓	0.03	0	0	0.00	0.03	0.03	0.03				
2	Urban	Introduced shrub	0.0132	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or better habitat required ✓	0.03	0	0	0.00	0.03	0.03	0.03				
3	Urban	Developed land; sealed surface	1.1913	V.Low	0	N/A - Urban	0	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Compensation Not Required	0.00	0	0	0.00	0.00	1.19	0.00				
4	Individual trees	Urban tree	0.0315	Medium	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or better habitat required ✓	0.19	0	0	0.00	0.03	0.03	0.19	13 trees			
5																						
6																						
7																						
8																						
		Total habitat area	1.27									0.27	0.00	0.00	0.00	0.00	1.27	0.27				
		Site Area (Excluding area of individual trees and Green walls)	1.21																			

Total area lost (excluding area of individual trees and Green walls)	1.21

SP to measure conversion task	Select a unit	Hectares	SP

Project Name: 373/756 Buckingham Avenue   Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.49
Total Net % Change	134.46%
Trading Rules Satisfied	Yes ✓
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Post development/ post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness: Distinctiveness	Distinctiveness: Score	Condition: Condition	Condition: Score	Strategic significance: Strategic significance	Strategic significance: Strategic significance	Strategic significance: Strategic position multiplier
Grassland	Other neutral grassland	0.05	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Heathland and shrub	Mixed scrub	0.0408	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Individual trees	Urban tree	0.0814	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Urban	Developed land; sealed surface	1.1193	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
	Total habitat area	1.29							
	Site Area (Excluding area of Individual trees and Green walls)	1.21							

Broad Habitat	Temporal multiplier: Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Difficulty multipliers: Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	Comments: User comments	Consenting body comments	GIS reference number
Grassland	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.33			
Heathland and shrub	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.27			
Individual trees	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.25	20 trees		
Urban	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00			
										Total Units	0.88			

M² to hectares conversion tool:	Select a unit	Hectares	M²

Appendix D – Development 2 DEFRA Metric 4.0 Calculation Tool (Issued Separately)

The Biodiversity Metric 4.0 - Calculation Tool
Start page

Project details			
Planning authority:	Slough Borough Council		
Project name:	Buckingham Dover B8		
Applicant:	SEGRO		
Application type:			
Planning application reference:			
Completed by:			
Date of metric completion:			
Reviewer:			
Version control:			
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	1.14	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number	

On-site post intervention map — Insert

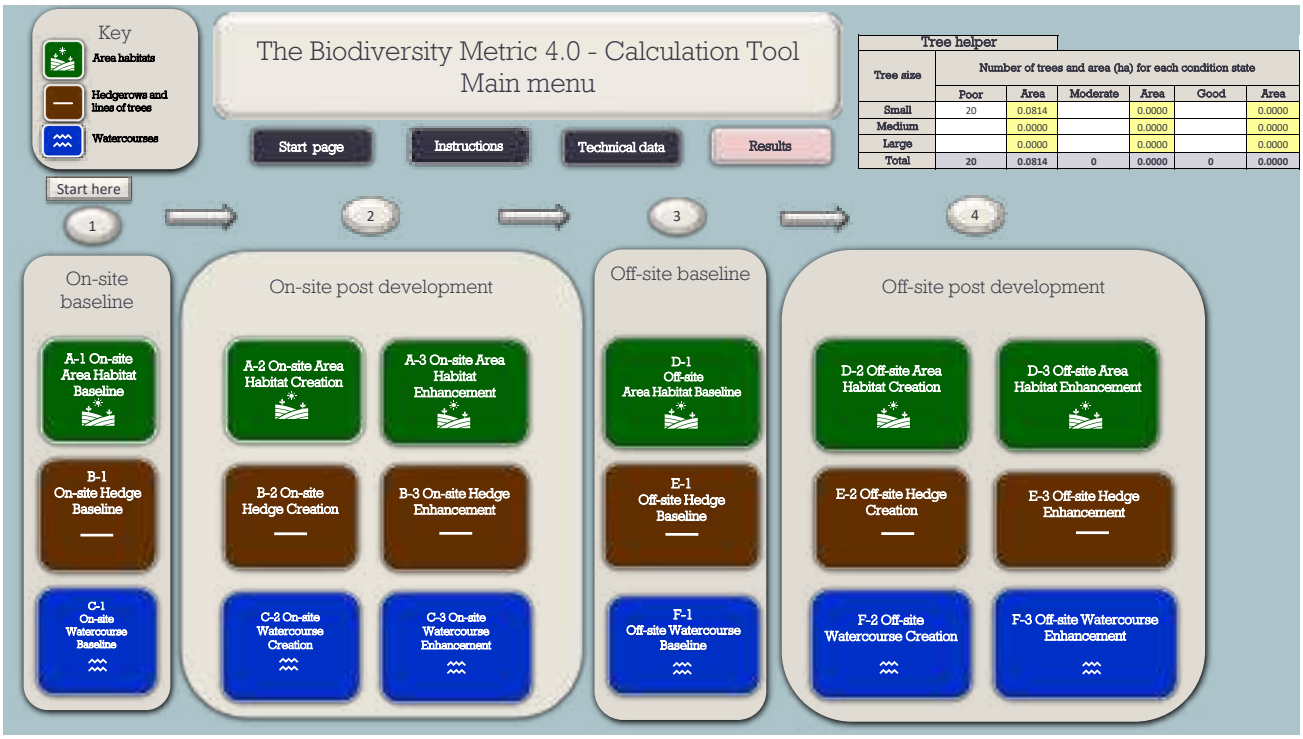
On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

Off-site post intervention map — Insert

Off-site post-intervention reference number	



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	20	0.0814		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	20	0.0814	0	0.0000	0	0.0000

Buckingham Dover B8

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	0.58	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	1.22	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	0.64	111.05%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.64	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.64
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	111.05%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?		Yes ✓

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

Return to results menu

Trading summary hedgerows

Trading summary Watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ✕	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mires (U2,U3)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit: Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.40
Grassland - Other, neutral grassland	Grassland	0.40	0.00	0.40	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.41
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.41	0.00	0.41	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.10	0.00	0.10	0.10
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		0.81	0.00	0.91	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.91
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	0.91

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
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	0.00	0.00	0.00
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 - Bare/slightly/skeletal	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	-0.87	0.00	-0.87
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 feature of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.87		-0.87

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.87
Cumulative surplus of units	0.04

Project Name: Buckingham Dover B8 Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.64
Total Net % Change	111.05%
Trading Rules Satisfied	Yes ✓

	Existing area habitats			Distinctiveness		Condition		Strategic significance				Ecological baseline
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier	Required Action to Meet Trading Rules	Total habitat units
1												
2	Urban	Introduced shrub	0.134	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.27
3	Urban	Developed land; sealed surface	0.9286	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
4	Individual trees	Urban tree	0.0774	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.31
5												
6												
7												
8												
		Total habitat area	1.14									0.58
		Site Area (Excluding area of Individual trees and Green walls)	1.06									

	Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments		
Ref	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	GIS reference number
1										
2	0	0	0.00	0.00	0.13	0.27				
3	0	0	0.00	0.00	0.93	0.00				
4	0.0407	0	0.16	0.00	0.04	0.15		19 trees, 10 retained		
5										
6										
7										
8										
	0.04	0.00	0.16	0.00	1.10	0.41				

Total area lost (excluding area of Individual trees and Green walls)	1.06

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Buckingham Dover B8 Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows

Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.64
Total Net % Change	111.08%
Trading Rules Satisfied	Yes ✓
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Post development/ post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness: Distinctiveness	Distinctiveness: Score	Condition: Condition	Condition: Score	Strategic significance: Strategic significance	Strategic significance: Strategic significance	Strategic significance: Strategic position multiplier
Grassland	Other neutral grassland	0.06	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Heathland and shrub	Mixed scrub	0.0606	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Individual trees	Urban tree	0.0814	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Urban	Developed land; sealed surface	0.9394	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
	Total habitat area	1.14							
	Site Area (Excluding area of Individual trees and Green walls)	1.06							

Broad Habitat	Temporal multiplier: Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier
Grassland	5	0	0	Standard time to target condition applied	5	0.837
Heathland and shrub	5	0	0	Standard time to target condition applied	5	0.837
Individual trees	27	0	0	Standard time to target condition applied	27	0.382
Urban	0	0	0	Standard time to target condition applied	0	1.000

Broad Habitat	Difficulty multipliers: Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	Comments: User comments	Comments: Consenting body comments	GIS reference number
Grassland	Low	Standard difficulty applied	Low	1	0.40			
Heathland and shrub	Low	Standard difficulty applied	Low	1	0.41			
Individual trees	Low	Standard difficulty applied	Low	1	0.25	20 trees		
Urban	Low	Standard difficulty applied	Medium	0.67	0.00			
				Total Units	1.06			

M² to hectares conversion tool:	Select a unit	Hectares	M²

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

The Biodiversity Metric 4.0 - Calculation Tool
Start page

Project details			
Planning authority:	Slough Borough Council		
Project name:	Buckingham Weston B8		
Applicant:	SEGRO		
Application type:			
Planning application reference:			
Completed by:			
Date of metric completion:			
Reviewer:			
Version control:			
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	1.81	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number	

On-site post intervention map — Insert

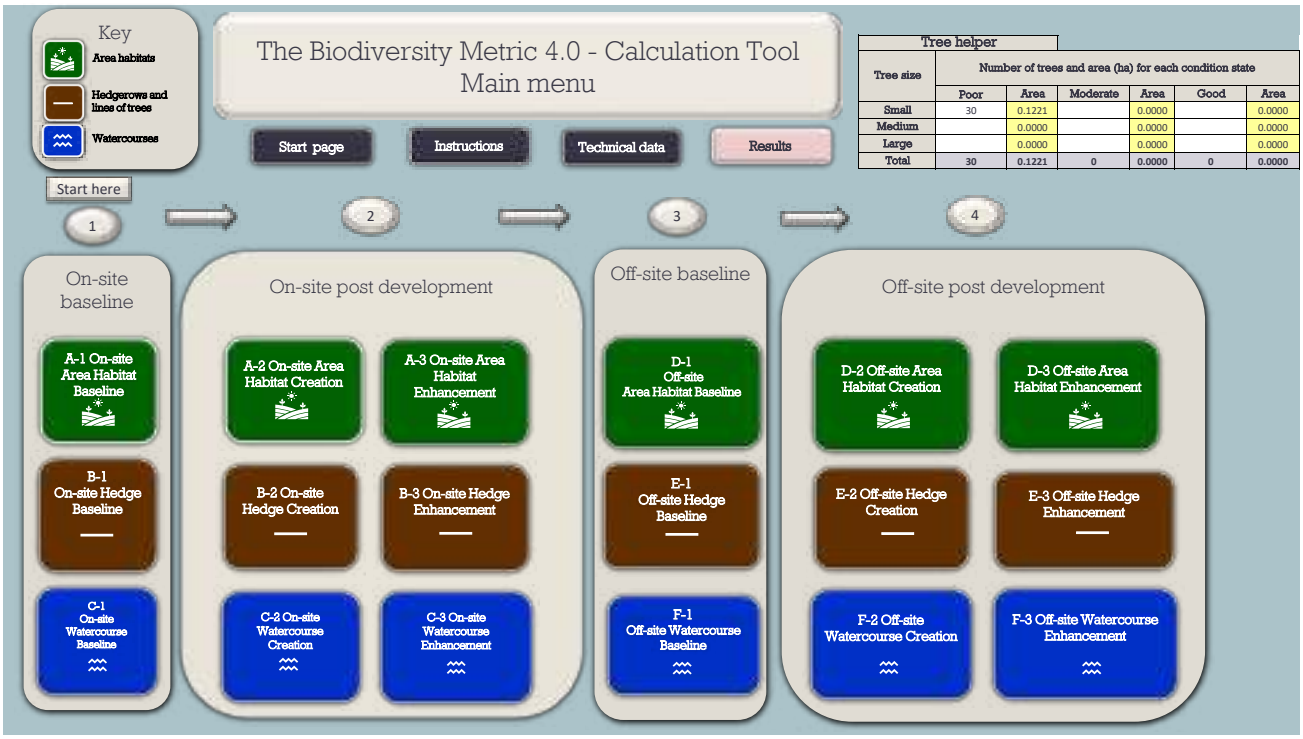
On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

Off-site post intervention map — Insert

Off-site post-intervention reference number	



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	30	0.1221		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	30	0.1221	0	0.0000	0	0.0000

Buckingham Weston B8

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	1.37	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	1.88	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	0.50	36.68%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.50	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.50
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	36.68%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?		No - Check Trading 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 ✓
Hedgerow units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed ✓
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed ✓

Return to results menu

Trading summary hedgerows

Trading summary Watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ✖	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	No ▲
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire (H1.2)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit: Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.67
Grassland - Other, neutral grassland	Grassland	0.67	0.00	0.67	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.64
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.64	0.00	0.64	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	-0.46	0.00	-0.46	-0.46
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		0.88	0.00	0.88	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.31
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	-0.46
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-0.46
Cumulative surplus of units	0.86

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
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	-0.04	0.00	-0.04
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 - Rudderalgrassmeral	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 - Rare 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	-0.91	0.00	-0.91
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 feature of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.95		-0.95

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.95
Cumulative surplus of units	0.00

Project Name: Rochdale Waste 39 Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.89
Total Net % Change	53.05%
Trading Rules Satisfied	No - check trading summaries ▲

	Existing area habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	Retention category biodiversity value						Enquire compensation agreed for unavoidable losses	Comments		
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance multiplier			Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	GM reference number
1	Grassland	Modified grassland	0.0328	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		0.07	0	0	0.00	0.00	0.03	0.06				
2	Urban	Introduced shrub	0.1555	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		0.31	0	0	0.00	0.00	0.15	0.31				
3	Urban	Developed land; sealed surface	1.1772	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		0.00	0	0	0.00	0.00	1.18	0.00				
4	Individual trees	Urban tree	0.0365	Medium	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		1.02	0.0469	0	0.28	0.00	0.03	0.85		12 trees, 12 removed		
5	Urban	Artificial unvegetated, unsealed surface	0.0328	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		0.00	0	0	0.00	0.00	0.03	0.00				
6																						
7																						
8																						
		Total habitat area	**1.44**									**1.87**	**0.05**	**0.00**	**0.28**	**0.00**	**1.26**	**1.18**				
		Site Area (Including area of individual trees and Green walls)	**1.69**																			

Total area lost (including area of individual trees and Green walls)	1.69

BP to hectares conversion tool:	Select a unit	Hectares	BP

Project Name: Buckingham Weston B8 Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.50
Total Net % Change	36.66%
Trading Rules Satisfied	No - check trading summaries ⚠
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Post development/ post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness: Distinctiveness	Distinctiveness: Score	Condition: Condition	Condition: Score	Strategic significance: Strategic significance	Strategic significance: Strategic significance	Strategic significance: Strategic position multiplier
Grassland	Other neutral grassland	0.1	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Heathland and shrub	Mixed scrub	0.0953	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Individual trees	Urban tree	0.1221	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Urban	Developed land; sealed surface	1.3547	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
	Total habitat area	1.67							
	Site Area (Excluding area of Individual trees and Green walls)	1.88							

Broad Habitat	Temporal multiplier: Standard time to target condition (years)	Temporal multiplier: Habitat created in advance (years)	Temporal multiplier: Delay in starting habitat creation (years)	Temporal multiplier: Standard or adjusted time to target condition	Temporal multiplier: Final time to target condition (years)	Temporal multiplier: Final time to target multiplier	Difficulty multipliers: Standard difficulty of creation	Difficulty multipliers: Applied difficulty multiplier	Difficulty multipliers: Final difficulty of creation	Difficulty multipliers: Difficulty multiplier applied	Habitat units delivered	Comments: User comments	Comments: Consenting body comments	GIS reference number
Grassland	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.67			
Heathland and shrub	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.64			
Individual trees	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.37	30 trees planted		
Urban	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00			
										Total Units	1.68			

M² to hectares conversion tool:	Select a unit	Hectares	M²

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

The Biodiversity Metric 4.0 - Calculation Tool
Start page

Project details			
Planning authority:	Slough Borough Council		
Project name:	6B Bath Road		
Applicant:	SEGRO		
Application type:			
Planning application reference:			
Completed by:			
Date of metric completion:			
Reviewer:			
Version control:			
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	2.59	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number	

On-site post intervention map — Insert

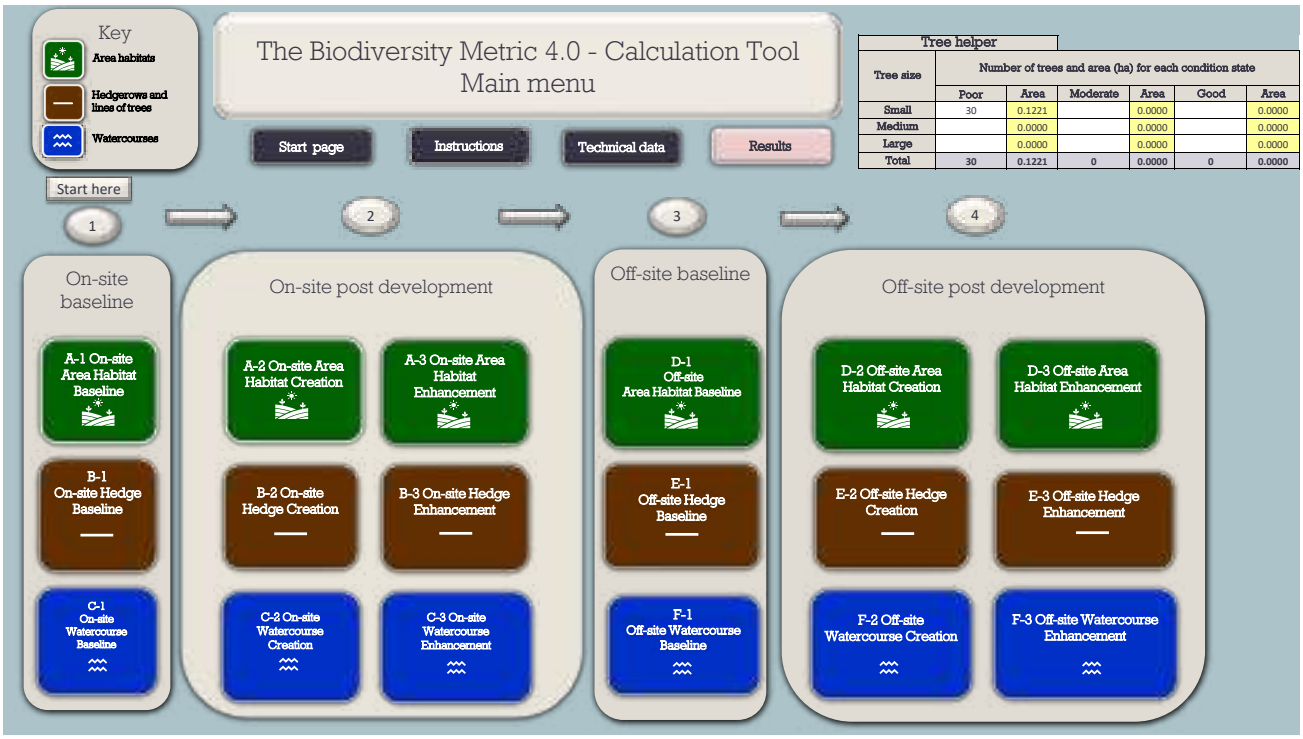
On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

Off-site post intervention map — Insert

Off-site post-intervention reference number	



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	30	0.1221		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	30	0.1221	0	0.0000	0	0.0000

6B Bath Road

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	2.62		
	Hedgerow units	0.42		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	2.79		
	Hedgerow units	0.67		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	0.17	6.43%	On-site net gain is less than target set ⚠
	Hedgerow units	0.25	60.93%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.17		
	Hedgerow units	0.25		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.17	
	Hedgerow units	0.25	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	6.43%	Total net gain achieved is less than target set ⚠
	Hedgerow units	60.93%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading 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	Unit requirement met or surpassed ✓
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed ✓

Return to results menu

Trading summary hedgerows

Trading summary Watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ✖	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	No ▲
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mires (U1,D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit: Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	1.00
Grassland - Other, neutral grassland	Grassland	1.00	0.00	1.00	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	1.41
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	1.41	0.00	1.41	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	-1.66	0.00	-1.66	-1.66
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		0.88	0.00	0.88	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	2.42
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	-1.56
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-1.56
Cumulative surplus of units	0.86

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
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	-0.88	0.00	-0.88
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 - Built-up/disturbed	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 feature of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.88		-0.88

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.88
Cumulative surplus of units	0.17

Project Name: 69 Bath Road	Site Reference:
A-1 On-Site Habitat Baseline	

Condense / Show Columns | Condense / Show Rows

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Area habitat summary	
Total Net Unit Change	0.17
Total Net % Change	3.08%
Trading Rules Satisfied	No - check trading parameter A

Ref	Existing area habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units
1	Grassland	Modified grassland	0.1444	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or better habitat retained ✓	0.58
2						Condition Assessment N/A		Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		
3	Urban	Developed land; sealed surface	1.7857	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Compensation Not Required	0.00
4	Individual trees	Urban tree	0.4845	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or higher habitat retained ✓	1.94
5												
6												
7												
8												
		Total habitat area	2.42									2.52
		Site Area (Excluding area of individual trees and Green walls)	2.11									

Retention category biodiversity value					
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
0	0	0.00	0.00	0.42	0.58
0	0				
0	0	0.00	0.00	1.77	0.00
0	0	0.00	0.00	0.48	1.94
0.00	0.00	0.00	0.00	2.25	2.52

Total area lost (excluding area of individual trees and Green walls)	2.11

Requires compensation agreed for unmitigable losses

Comments		
User comments	Consenting body comments	OS reference number
4 trees		

SP to measure conversion task	Select a unit	Hectares	SP

Project Name: 6B Bath Road Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.17
Total Net % Change	6.43%
Trading Rules Satisfied	No - check trading summaries ⚠
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Post development/ post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness: Distinctiveness	Distinctiveness: Score	Condition: Condition	Condition: Score	Strategic significance: Strategic significance	Strategic significance: Strategic significance	Strategic significance: Strategic position multiplier
Grassland	Other neutral grassland	0.15	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Heathland and shrub	Mixed scrub	0.2112	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Individual trees	Urban tree	0.1221	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Urban	Developed land; sealed surface	1.7488	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
	Total habitat area	2.23							
	Site Area (Excluding area of Individual trees and Green walls)	2.11							

Broad Habitat	Temporal multiplier: Standard time to target condition (years)	Temporal multiplier: Habitat created in advance (years)	Temporal multiplier: Delay in starting habitat creation (years)	Temporal multiplier: Standard or adjusted time to target condition	Temporal multiplier: Final time to target condition (years)	Temporal multiplier: Final time to target multiplier	Difficulty multipliers: Standard difficulty of creation	Difficulty multipliers: Applied difficulty multiplier	Difficulty multipliers: Final difficulty of creation	Difficulty multipliers: Difficulty multiplier applied	Habitat units delivered	Comments: User comments	Comments: Consenting body comments	GIS reference number
Grassland	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	1.00			
Heathland and shrub	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	1.41			
Individual trees	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.37	30 trees		
Urban	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00			
										Total Units	2.79			

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: 65 Bath Road	Map Reference:
B-1 On-Site Hedge Baseline	

Condense / Show Columns | Condense / Show Rows

New Rows | New Cols

Hedgerow summary	
Total Net Unit Change	0.38
Total Net % Change	80.53%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness	Condition	Strategic significance		Ecological baseline	Retention category biodiversity value						Comments		
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	GIS reference number
1	1	Native hedgerow	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			
2																	
3																	
4																	
5																	
			0.21					0.42	0.00	0.00	0.00	0.00	0.21	0.42			

Project Name: 6B Bath Road   Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns | Condense / Show Rows

Main Menu | Instructions

Hedgerow summary	
Total Net Unit Change	0.25
Total Net % Change	60.93%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Consenting body comments	GIS reference number
1	1	Species-rich native hedgerow	0.1	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.67			
2																								
3																								
4																								
5																								
			0.10																		0.67			

Appendix G – Development 5 DEFRA Metric 4.0 Calculation Tool (Issued Separately)

The Biodiversity Metric 4.0 - Calculation Tool
Start page

Project details			
Planning authority:	Slough Borough Council		
Project name:	Fairlie Edinburgh		
Applicant:	SEGRO		
Application type:			
Planning application reference:			
Completed by:			
Date of metric completion:			
Reviewer:			
Version control:			
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	1.37	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number	

On-site post intervention map — Insert

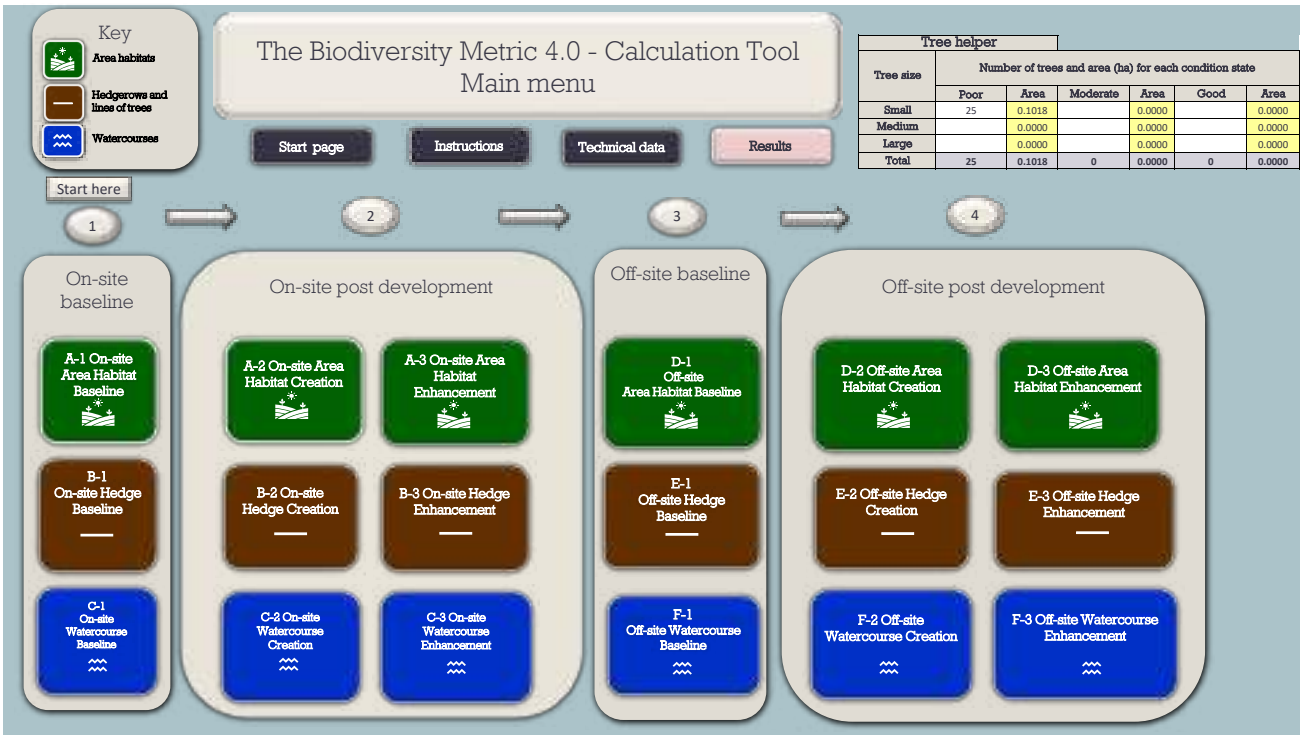
On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

Off-site post intervention map — Insert

Off-site post-intervention reference number	



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	25	0.1018		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	25	0.1018	0	0.0000	0	0.0000

Fairlie Edinburgh

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	*Habitat units*	0.66	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	1.56	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	0.90	137.04%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.90	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.90
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	137.04%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?		Yes ✓

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

Return to results menu

Trading summary hedgerows

Trading summary Watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ✖	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire (H7130)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit. Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.67
Grassland - Other, neutral grassland	Grassland	0.67	0.00	0.67	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.49
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.49	0.00	0.49	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.03	0.00	0.03	0.03
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		1.20	0.00	1.20	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.20
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	1.20

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
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	-0.26	0.00	-0.26
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 - Rocks/slightly/mineral	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 - Rare 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	-0.04	0.00	-0.04
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 feature of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.30		-0.30

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.30
Cumulative surplus of units	0.00

Project Name: Fairlie Edinburgh Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.00
Total Net % Change	107.04%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	Retention category biodiversity value						Bespoke compensation agreed for unavoidable losses	Comments		
	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	OS reference number
1	Grassland	Modified grassland	0.1114	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or better habitat required ✓	0.22	0	0	0.00	0.00	0.11	0.22				
2	Urban	Introduced shrub	0.0172	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or better habitat required ✓	0.04	0	0	0.00	0.00	0.02	0.04				
3	Urban	Developed land; sealed surface	1.1493	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Compensation Not Required	0.00	0	0	0.00	0.00	1.15	0.00				
4	Individual trees	Urban tree	0.0303	Medium	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or better habitat required ✓	0.36	0.0303	0	0.36	0.00	0.03	0.36		12 trees, 0 removed		
5																						
6																						
7																						
8																						
		Total habitat area	1.27									0.62	0.03	0.00	0.36	0.00	1.29	0.62				
		Site Area (Including area of individual trees and Green walls)	1.29																			

Total area lost (including area of individual trees and Green walls)	1.29

AP to measure conversion task	Select a unit	Hectares	AP

Project Name: Fairlie Edinburgh   Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	0.90
Total Net % Change	137.04%
Trading Rules Satisfied	Yes ✓
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Post development/ post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness: Distinctiveness	Distinctiveness: Score	Condition: Condition	Condition: Score	Strategic significance: Strategic significance	Strategic significance: Strategic significance	Strategic significance: Strategic position multiplier
Grassland	Other neutral grassland	0.1	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Heathland and shrub	Mixed scrub	0.0736	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Individual trees	Urban tree	0.1018	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Urban	Developed land; sealed surface	1.1064	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
	Total habitat area	1.38							

Broad Habitat	Temporal multiplier: Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Difficulty multipliers: Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	Comments: User comments	Consenting body comments	GIS reference number
Grassland	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.67			
Heathland and shrub	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.49			
Individual trees	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.31	25 trees		
Urban	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00			
										Total Units	1.47			

Site Area (Excluding area of Individual trees and Green walls)	1.28

M² to hectares conversion tool:	Select a unit	Hectares	M²

Appendix H – Development 6 DEFRA Metric 4.0 Calculation Tool (Issued Separately)

The Biodiversity Metric 4.0 - Calculation Tool
Start page

Project details			
Planning authority:	Slough Borough Council		
Project name:	268 Bath Road		
Applicant:	SEGRO		
Application type:			
Planning application reference:			
Completed by:			
Date of metric completion:			
Reviewer:			
Version control:			
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	3.74	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map — Insert

On-site baseline map reference number	

On-site post intervention map — Insert

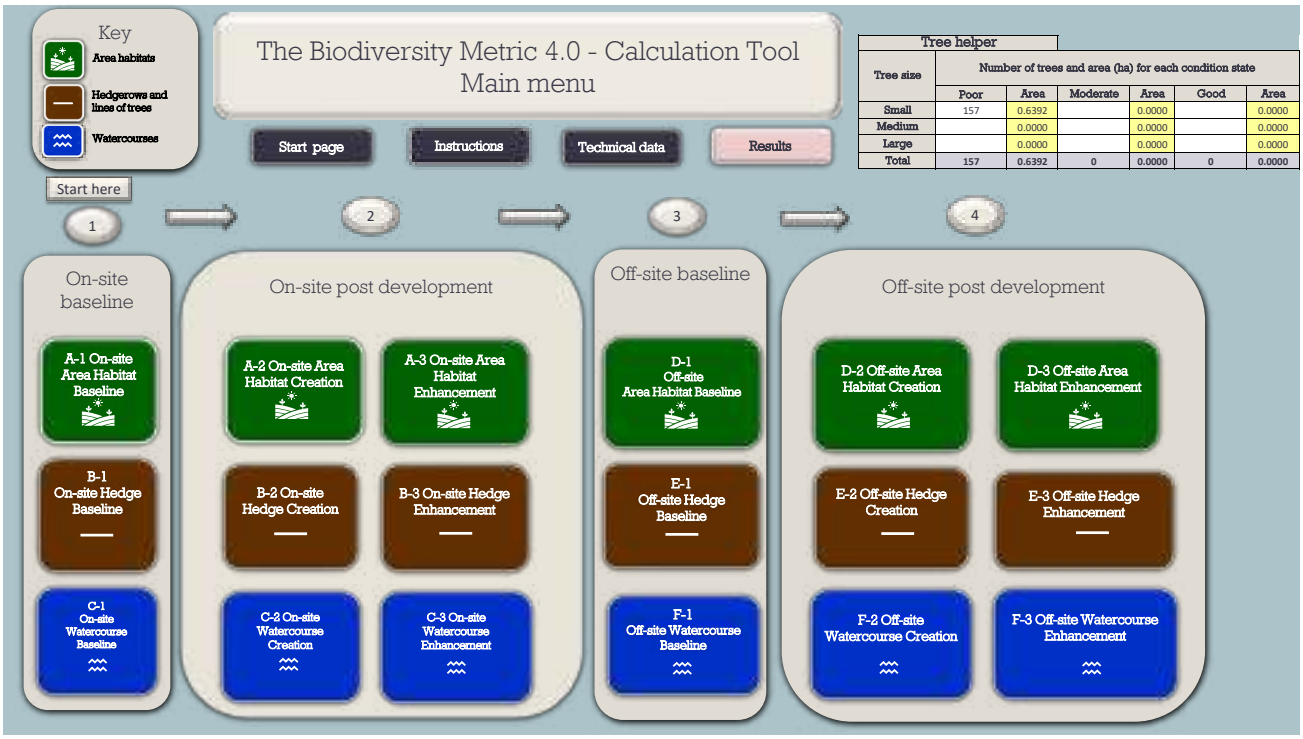
On-site post-intervention map reference number	

Off-site baseline map — Insert

Off-site baseline map reference number	

Off-site post intervention map — Insert

Off-site post-intervention reference number	



Tree helper

Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	157	0.6392		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Total	157	0.6392	0	0.0000	0	0.0000

268 Bath Road

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	3.49		
	Hedgerow units	0.81		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	2.28		
	Hedgerow units	1.34		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-1.21	-34.70%	On-site net gain is less than target set ⚠
	Hedgerow units	0.53	64.89%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-1.21		
	Hedgerow units	0.53		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-1.21	
	Hedgerow units	0.53	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-34.70%	Total net gain achieved is less than target set ⚠
	Hedgerow units	64.89%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading 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	Unit requirement met or surpassed ✓
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed ✓

Return to results menu

Trading summary hedgerows

Trading summary Watercourses

Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ✖	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	No ▲
Low	Same distinctiveness or better habitat required ≥	No ▲

Very High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire (H1D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary

Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit: Like for like not satisfied	0.00

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.80
Grassland - Other, neutral grassland	Grassland	0.80	0.00	0.80	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.61
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.61	0.00	0.61	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	-1.69	0.00	-1.69	-1.69
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		-0.88	0.00	-0.88	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.41
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	-1.69
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-1.69
Cumulative surplus of units	0.28

Low Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
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	-0.93	0.00	-0.93
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 - Bare/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 feature of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.93		-0.93

Low Distinctiveness Summary

Low Distinctiveness net change in units	-0.93
Cumulative surplus of units	-1.21

Project Name: 108 Bath Road Map Reference:

A-1 On-Site Habitat Baseline

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Area habitat summary	
Total Net Unit Change	-1.41
Total Net % Change	-24.90%
Trading Rules Satisfied	No - does not satisfy trading rules

Ref	Existing area habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units
1	Grassland	Modified grassland	0.565	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or better habitat retrained +	2.83
2						Condition Assessment N/A		Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1		
3	Urban	Developed land; sealed surface	0.4155	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Compensation Not Required	0.00
4	Individual trees	Urban tree	0.4155	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic significance	1	Same distinctiveness or higher habitat retained +	2.08
5												
6												
7												
8												
		Total habitat area	0.72									4.91
		Site Area (Including area of individual trees and Green walls)	0.10									

Habitat creation category biodiversity value						Enquire compensation agreed for unmitigable losses	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consulting body comments	GIS reference number
0	0	0.00	0.00	0.57	2.83				
0	0								
0	0	0.00	0.00	0.83	0.00				
0.0011	0	0.24	0.00	0.08	2.21		- 227 trees. 15 removed.		
0.00	0.00	0.24	0.00	0.49	5.04				

Total area lost (including area of individual trees and Green walls)	0.10

SP to measure conversion task	Select a unit	Hectares	SP

Project Name: 268 Bath Road Map Reference:

A-2 On-Site Habitat Creation

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Area habitat summary	
Total Net Unit Change	-1.21
Total Net % Change	-34.10%
Trading Rules Satisfied	No - check trading summaries ⚠
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Post development/ post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness: Distinctiveness	Distinctiveness: Score	Condition: Condition	Condition: Score	Strategic significance: Strategic significance	Strategic significance: Strategic significance	Strategic significance: Strategic position multiplier
Grassland	Other neutral grassland	0.12	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Heathland and shrub	Mixed scrub	0.0908	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Individual trees	Urban tree	0.2036	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
Urban	Developed land; sealed surface	2.8892	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
	Total habitat area	3.30							
	Site Area (Excluding area of Individual trees and Green walls)	3.10							

Broad Habitat	Temporal multiplier: Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Difficulty multipliers: Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Habitat units delivered	Comments: User comments	Consenting body comments	GIS reference number
Grassland	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.80			
Heathland and shrub	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.61			
Individual trees	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	0.62	60 trees		
Urban	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00			
										Total Units	2.03			

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: 265 Bath Road	Map Reference:
B-1 On-Site Hedge Baseline	

Hedgerow summary	
Total Net Unit Change	0.59
Total Net % Change	84.59%
Trading Rules Satisfied	Yes ✓

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	Existing hedgerow habitats			Distinctiveness	Condition	Strategic significance		Ecological baseline	Retention category biodiversity value						Comments		
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	GIS reference number
1	1	Native hedgerow	0.406	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.81	0	0	0.00	0.00	0.41	0.81			
2																	
3																	
4																	
5																	
			0.41					0.81	0.00	0.00	0.00	0.00	0.41	0.81			

Project Name: 268 Bath Road	Map Reference:

B-2 On-Site Hedge Creation

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Hedgerow summary	
Total Net Unit Change	0.53
Total Net % Change	64.89%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance		
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier
1	1	Species-rich native hedgerow	0.2	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
2										
3										
4										
5										
			0.20							

	Temporal multiplier						Difficulty risk multipliers					Comments		
Baseline ref	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Hedge units delivered	User comments	Consenting body comments	GIS reference number
1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	1.34			
2														
3														
4														
5														
											1.34			