

Skyline Ecology

Monckton Coke Works

Biodiversity Metrics 2.0

FINAL

Project Data

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Appendix A Detailed Calculations

1 Introduction

1.1 Site Description

- 1.1.1 The site is a former coke works, located on Lund Hill Lane (B6428), to the east of Royston at ordnance survey grid reference SE 374121 (Figure 1 located in Section 7).

1.2 Description of Project and Background to Commission

- 1.2.1 This ecological report has been prepared by Skyline Ecology on behalf of the client. It is understood that the report is to form a planning application for the development of the site for residential housing.

1.3 Aims of Study

- 1.3.1 The objectives of the study are as follows:

- Present current biodiversity base line conditions of the site;
- Present proposed on-site habitat creation, enhancement and accelerated succession;
- Present proposed off-site habitat creation, enhancement and accelerated succession; and
- Provide results through the Biodiversity Metric 2.0 calculation tool.

- 1.3.2 The updated National Planning Policy Framework (NPPF) published in February 2019 states that:

“Planning Policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”

- 1.3.3 The updated Planning Policy Guidance (PPG) for the Natural Environment, updated in July 2019 states that:

“Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand.”

- 1.3.4 The updated PPG provides examples of how biodiversity net gain can be achieved. Measures suggested include creating new habitats and enhancing existing habitats.

- 1.3.5 This report uses the DEFRA Biodiversity Metric 2.0 Calculation Tool Beta Test (published July 2019) to produce a quantifiable amount of biodiversity units produced post-construction, and compare them to the baseline biodiversity unit's pre-construction, to determine if the development would result in a net gain or net loss in biodiversity.

2 Methods

- 2.1.1 This report has been produced in accordance with the methodology set out in the Biodiversity Metric 2.0 – User Guide and The Biodiversity Metric 2.0 –Technical Supplement

2.2 Data Sources

- 2.2.1 The Extended Phase 1 Habitat surveys undertaken in 2019 and further protected species survey visits in 2020 have been used to determine the size and condition of each baseline habitat type.

2.3 Limitations and Assumptions

- 2.3.1 The list of habitats provided in the DEFRA calculator are not all directly comparable with the habitats within the development both pre-and post-construction. As a result, professional judgement has been used to best match pre-and post-construction habitat types to those available within the DEFRA calculator.
- 2.3.2 It should be noted that all habitat creation calculations have been calculated using the indicative masterplan and therefore some of the figures for habitat creation may change slightly. These calculations should be reviewed when the detailed masterplan has been completed. It is likely that additional habitats will be included within the masterplan which should also be considered. In addition, biodiversity units for areas such as gardens and green landscaping, can only be accurately assessed within the detailed Landscape Masterplan (LMP), and have therefore been estimated in this report. These estimates are conservative therefore, the final LMP may produce a higher percentage of net gain.

3 Results

- 3.1.1 This section sets out the baseline conditions identified within the Phase 1 habitat survey (Figure 2 located in Section 7). Drawings have been made of each habitat type with individual reference points for the location and size of each habitat type (Figures 3 to 8 located in Section 7).

3.2 Baseline Habitat Types

Woodland

- 3.2.1 The woodland blocks have been categorised into specific distinct woodland areas. The woodland to the north of the site (1) is an area of Other woodland; mixed and is the most ecologically interesting. Other woodland blocks are either young plantation or young secondary woodland currently succeeding from scrub.

Grassland

- 3.2.2 The majority of grassland is located in small patches and consists of amenity grassland which is succeeding into tall ruderals, marshy grassland, and an area of seeded modified grassland.

Scrub

- 3.2.3 Mixed native scrub habitat located around the boundaries of the study site.

Open water

- 3.2.4 Consisting of two artificial lagoons of limited ecological interest and a small naturalised seasonal pond.

Tall ruderals

- 3.2.5 Small stands of tall ruderals located within discrete parts of the site.

Bare Ground

- 3.2.6 There are two distinct types of bare ground within the development boundary, although the category of “vacant/derelictland/bareground” fits with some of the site, the majority of the site consists of demolished buildings with areas of hardstanding, which are the former footings or concrete pads. These areas therefore have been categorised as “Developed Land - sealed surface”.

3.3 Baseline, Pre-construction Biodiversity Units

- 3.3.1 A summary of the baseline results from the DEFRA biodiversity metric are shown in Table 1. Note that the summary for hedgerow baseline data is not displayed as there are no hedgerows on the site.

Table 1: Baseline Habitat Biodiversity Units

Ref	Habitat Type	Area	Hab. Distinctiveness		Hab. Condition		Hab. Connectivity		Strategic Significance		Habitat Units
			<i>Distinctiveness</i>	<i>Score</i>	<i>Condition</i>	<i>Score</i>	<i>Connectivity</i>	<i>Score</i>	<i>Significance</i>	<i>Score</i>	
1	Woodland and forest – Other woodland mixed.	1.56	Medium	4	Moderate	2	High	1.15	High	1.15	16.5
2	Woodland and forest - Other woodland; broadleaved	0.28	Medium	4	Fairly poor	1.5	High	1.15	Low	1	1.93
3	Woodland and forest - Other woodland; broadleaved	0.4	Medium	4	Poor	1	Medium	1.1	Low	1	1.76
4	Woodland and forest - Other woodland; broadleaved	0.76	Medium	4	Fairly poor	1.5	Medium	1.1	Low	1	5.02
5	Woodland and forest - Other woodland; broadleaved	0.08	Medium	4	Poor	1	Low	1	Low	1	0.32
6	Woodland and forest - Other woodland; Young Trees planted	0.32	Medium	4	Poor	1	Medium	1.1	Low	1	1.41
7	Woodland and forest - Other woodland; broadleaved	0.58	Medium	4	Fairly poor	1.5	Low	1.15	Medium	1.1	4.40
8	Grassland - Other neutral grassland	0.03	Medium	4	Moderate	2	Medium	1.1	Low	1	0.26
9	Urban - Amenity grassland	0.06	Low	2	Poor	1	Low	1	Low	1	0.12
10	Urban - Amenity grassland	0.01	Low	2	Poor	1	Low	1	Low	1	0.02
11	Urban - Amenity grassland	0.01	Low	2	Fairly poor	1.5	Low	1	Low	1	0.03
12	Grassland - Other neutral grassland	0.07	Medium	4	Fairly poor	1.5	Medium	1.1	Low	1	0.46

Ref	Habitat Type	Area	Hab. Distinctiveness		Hab. Condition		Hab. Connectivity		Strategic Significance		Habitat Units
			<i>Distinctiveness</i>	<i>Score</i>	<i>Condition</i>	<i>Score</i>	<i>Connectivity</i>	<i>Score</i>	<i>Significance</i>	<i>Score</i>	
13	Grassland - Modified grassland	0.51	Low	2	Fairly poor	1.5	High	1.15	Low	1	1.76
14	Heathland and shrub - Mixed scrub	0.19	Medium	4	Fairly poor	1.5	Medium	1.1	Low	1	1.25
15	Heathland and shrub - Mixed scrub	0.06	Medium	4	Fairly poor	1.5	Medium	1.1	Low	1	0.40
16	Heathland and shrub - Mixed scrub	0.25	Medium	4	Moderate	2	Medium	1.1	Low	1	2.20
17	Heathland and shrub - Mixed scrub	0.36	Medium	4	Moderate	2	High	1.15	Low	1	3.31
18	Sparsely vegetated land - Ruderal/Ephemeral	0.11	Low	2	Fairly poor	1.5	Medium	1.1	Low	1	0.36
19	Sparsely vegetated land - Ruderal/Ephemeral	0.37	Low	2	Moderate	2	Medium	1.1	Low	1	1.63
20	Sparsely vegetated land - Ruderal/Ephemeral	0.07	Low	2	Fairly poor	1.5	Medium	1.1	Low	1	0.23
21	Urban - Artificial lake or pond	0.12	Medium	4	Moderate	2	High	1.15	Low	1	1.10
22	Urban - Artificial lake or pond	0.03	Medium	4	Poor	1	High	1.15	Low	1	0.34
23	Lakes - Ponds (Non-Priority Habitat)	0.01	High	6	Poor	1	High	1.15	High	1.15	0.08
24	Urban - Vacant/derelict land/ bareground	1	Low	2	Poor	1	Low	1	Low	1	2.00
25	Urban - Developed land; sealed surface	9.5	V.Low	0	N/A-Other	0	Low	1	Low	1	0.00
	Total										46.70

3.4 Post Construction Biodiversity Unit

3.4.1 A summary of the results of the DEFRA Biodiversity Metric for post-construction enhancement is shown in Table 2, 3, 4 and 5. 2.

Table 2: Post Construction Habitat Enhancement

Ref	Habitat Type	Area retained	Area enhanced	Area succession	Distinct-iveness Change	Condition Change	Strategic significance	Time to target condition/years	Difficulty of enhancement category	Biodiversity units delivered
1	Woodland and forest – Other woodland mixed		1.56		Medium - Medium	Moderate - Fairly Good	Within area formally identified in local strategy	10	High	18.44
2	Woodland and forest - Other woodland; mixed		0.28		Medium - Medium	Fairly Poor - Moderate	Area/compensation not in local strategy/ no local strategy	15	Medium	2.09
6	Woodland and forest - Other woodland; broadleaved		0.14		Medium - Medium	Poor – Fairly Poor	Area/compensation not in local strategy/ no local strategy	10	Medium	0.76
7	Woodland and forest - Other woodland; broadleaved		0.15		Medium - Medium	Fairly Poor - Moderate	Area/compensation not in local strategy/ no local strategy	15	Medium	1.17
12	Grassland - Other neutral grassland		0.07		Medium - Medium	Fairly Poor - Moderate	Area/compensation not in local strategy/ no local strategy	15	Low	0.57
14	Heathland and shrub - Mixed scrub		0.19		Medium - Medium	Fairly Poor - Moderate	Area/compensation not in local strategy/ no local strategy	5	Low	1.63

Ref	Habitat Type	Area retained	Area enhanced	Area succession	Distinct-iveness Change	Condition Change	Strategic significance	Time to target condition/years	Difficulty of enhancement category	Biodiversity units delivered
16	Heathland and shrub - Mixed scrub		0.25		Medium - Medium	Moderate - Fairly Good	Area/compensation not in local strategy/ no local strategy	2	Low	2.71
Total										27.37

3.4.2 All of the terrestrial habitats will be improved through the creation of a LEMP. It should be noted that the majority of the habitats to be retained are currently poor or fairly poor quality and are limited to the boundaries of the site.

Table 3: Post Construction Habitat Succession

Ref	Habitat Type	Area Succession	Proposed Habitat	Distinct-iveness Change	Condition Change	Strategic significance	Time to target condition/years	Difficulty of enhancement category	Habitat units delivered
1	Heathland and shrub – mixed scrub	0.36	Woodland and forest - Other woodland; mixed	Medium - Medium	Moderate - Moderate	Area/compensation not in local strategy/ no local strategy	25	Medium	4.14
Total									4.14

Table 4: Post Construction Habitat Creation

Habitat Type	Area	Distinctiveness		Condition		Connectivity		Strategic Significance		Temporal		Difficulty		Hab Units
		<i>Distinct.</i>	<i>Score</i>	<i>Cond.</i>	<i>Score</i>	<i>Connect.</i>	<i>Score</i>	<i>Sig.</i>	<i>Score</i>	<i>Time Yrs</i>	<i>Multiplier</i>	<i>Creation</i>	<i>Multiplier</i>	
Lakes - Ponds (Priority Habitat)	0.1	High	6	Fairly Good	2.5	High	1.15	High	1.15	7	0.779	Medium	0.67	1.04
Grassland - Other neutral grassland	0.65	Medium	4	Moderate	2	Medium	1.1	Low	1	10	0.7	Low	1	4.01
Urban - Developed land; sealed surface	6	V.Low	0	N/A	0	Low	1	Low	1	0	1	Low	1	0
Grassland - Upland hay meadows	0.08	V.High	8	Moderate	2	Medium	1.1	Medium	1.1	15	0.586	High	0.33	0.3
Urban - Vegetated garden	4	Low	2	Poor	1	Medium	1.1	Low	1	1	0.965	Low	1	8.49
Urban - Sustainable urban drainage feature	0.47	Medium	2	Fairly Good	2.5	Medium	1.1	Low	1	4	0.867	Medium	0.67	1.5

Habitat Type	Area	Distinctiveness		Condition		Connectivity		Strategic Significance		Temporal		Difficulty		Hab Units
		<i>Distinct.</i>	<i>Score</i>	<i>Cond.</i>	<i>Score</i>	<i>Connect.</i>	<i>Score</i>	<i>Sig.</i>	<i>Score</i>	<i>Time Yrs</i>	<i>Multiplier</i>	<i>Creation</i>	<i>Multiplier</i>	
Heathland and shrub - Mixed scrub	0.36	Medium	4	Moderate	2	High	1.15	Low	1	3	0.899	Low	1	2.89
Woodland and Forest – Other woodland, Young Trees planted	0.59	Medium	4	Poor	1	Medium	1.1	Low	1	25	0.410	Low	1	1.07
Total														19.3

Table 5: Post Construction Hedgerow Creation

Habitat Type	Length	Distinctiveness	Condition	Connectivity	Strategic significance	Time to target condition/years	Difficulty of enhancement category	Habitat units delivered
Native Species Rich Hedgerow	0.25	Medium	Moderate	Medium	Low strategic significance	5	Medium	1.23
Native Species Rich Hedgerow	0.25	Medium	Moderate	High	Low Strategic Significance	5	Medium	1.29
Native Species Rich Hedgerow	0.28	Medium	Moderate	High	Low Strategic Significance	5	Medium	1.44
Total								3.96

4 Conclusion and Recommendations

- 4.1.1 The net gain calculation within this document presents a rough guide as to the likely **net gain** outcomes. The net gain calculations are based on an indicative landscape masterplan and therefore these calculations should be recalculated when a detailed masterplan has been created. It is likely that more biodiversity benefits can be achieved during this stage and therefore it is recommended that these calculations are revisited after this document has been produced.
- 4.1.2 From the information within this report a **net gain** is predicted as a result of the development using the DEFRA Biodiversity Metric Beta Test 2.0. Table 6 shows the total net gain based on habitat and hedgerows. It should be noted that a percentage figure has not been given for biodiversity net gain for hedgerows. The current calculator relies on existing hedgerow length within the baseline data. As no hedgerows have been recorded any increase in hedgerows will result in an infinite percentage increase, causing an error in the metric results, therefore only the hedgerow biodiversity units have been included within the output.

Table 6: Summary of Biodiversity Changes Pre and Post Construction.

	Habitat Biodiversity Units	Hedgerow Biodiversity Units
Pre-construction baseline	46.70	0
Post-construction	52.65	5.53
Total unit change	5.95	5.53
Net % change	12.74%	N/A

- 4.1.3 The retention of habitats on site and creation of new habitats have achieved a 12.74% net habitat biodiversity gain across the site. This figure does not include the increase of 5.53 hedgerow units which cannot be calculated as a percentage increase as there are currently no hedgerows on site.
- 4.1.4 Whilst there will be a loss of biodiversity units associated with sparsely vegetated parts of the site such as bare ground, there are overall increases in grassland, shrub, open water, urban environments, woodland and hedgerows. In addition, there will be an overall improvement with the condition of retained habitats within the site through the implementation of a LEMP.

5 References

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). *UK Habitat Classification – Habitat Definitions V1.1* at <http://ukhab.org>

Department for Environment Food and Rural Affairs (DEFRA) (December 2019). The Biodiversity Metric 2.0 auditing and accounting for biodiversity user guide Beta version. Available at <http://publications.naturalengland.org.uk/publication/5850908674228224>

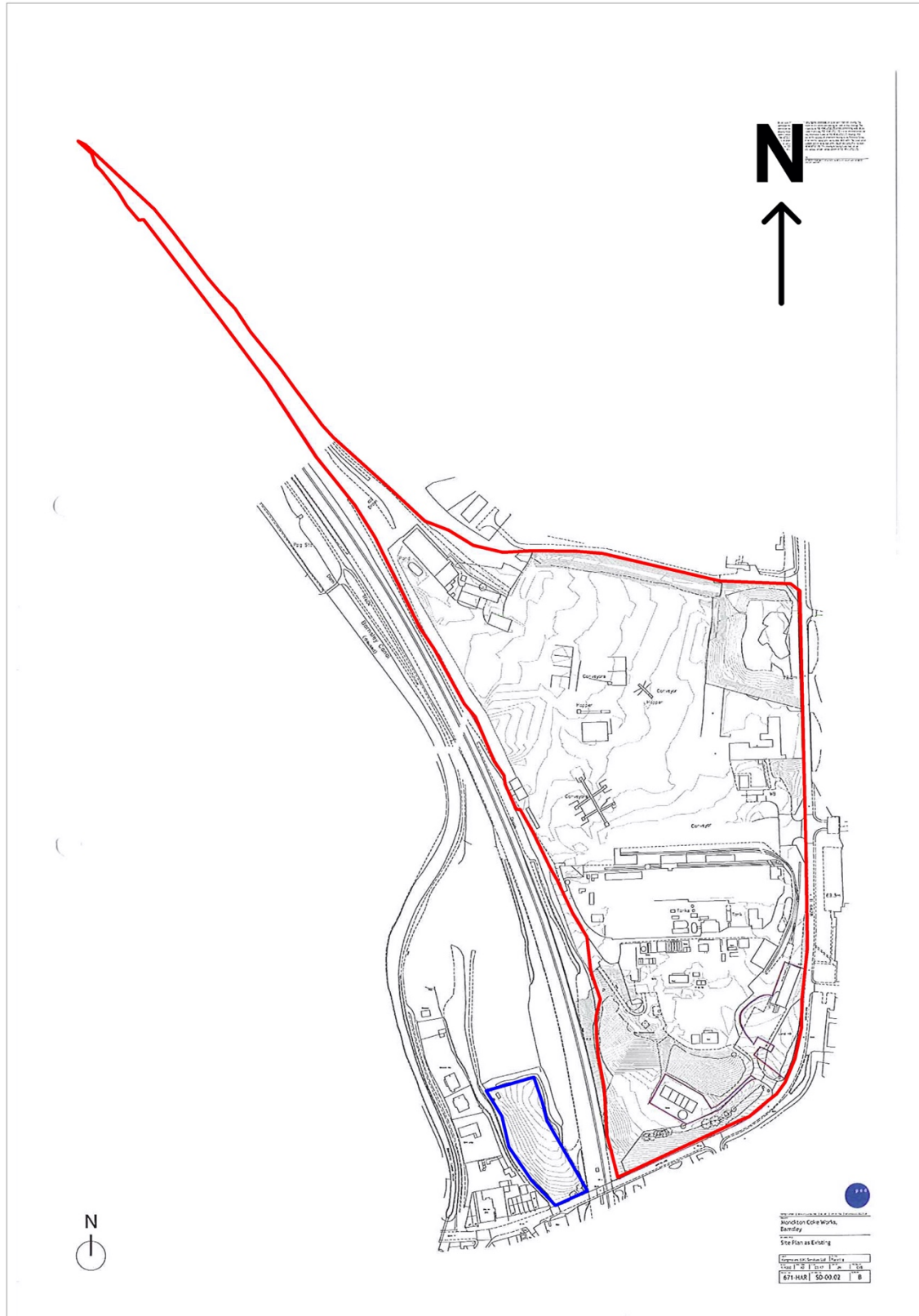
Department for Environment Food and Rural Affairs (DEFRA) (July 2019). The Biodiversity Metric 2.0 Technical Supplement Beta Test. Available at Department for Environment Food and Rural Affairs (DEFRA) (December 2019).

JNCC (2010) Handbook for Phase 1 habitat survey: A technique for environmental audit.

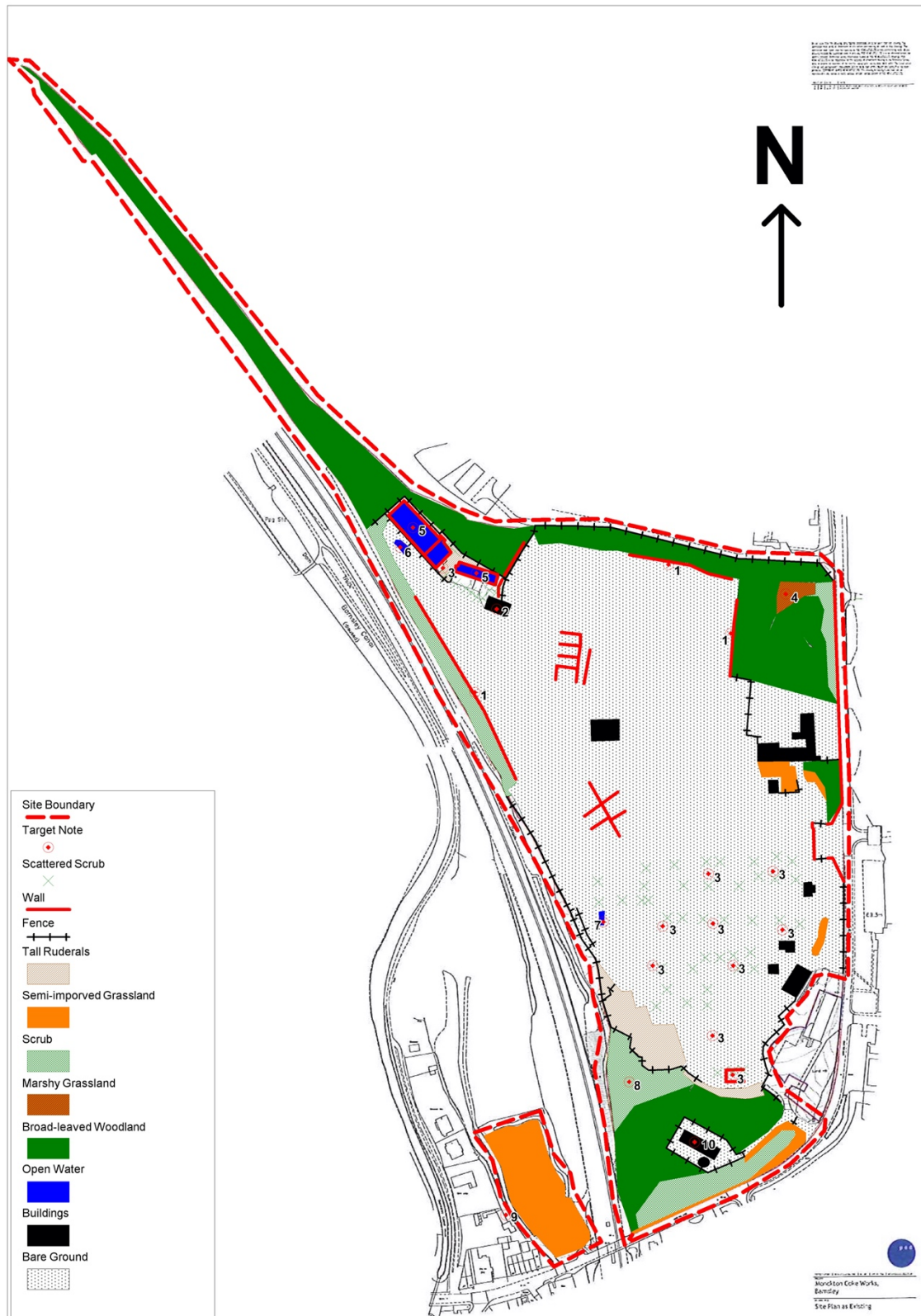
UK Habitat Classification Working Group (2018). UK Habitat Classification –Habitat Definitions V1.0 at <http://ecountability.co.uk/ukhabworkinggroup-ukhab>

6 Figures

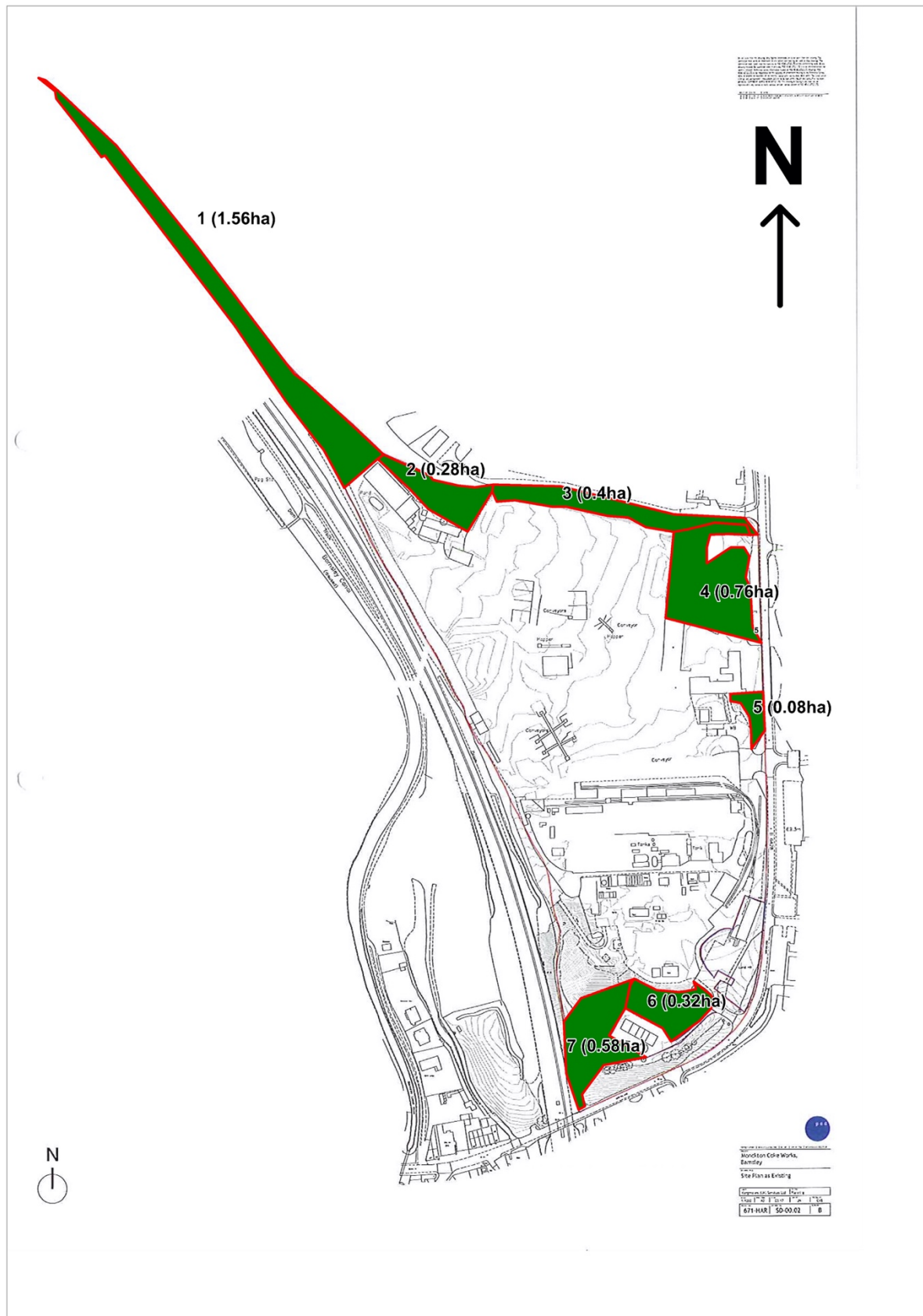
6.1 Figure 1: Red Line Boundary



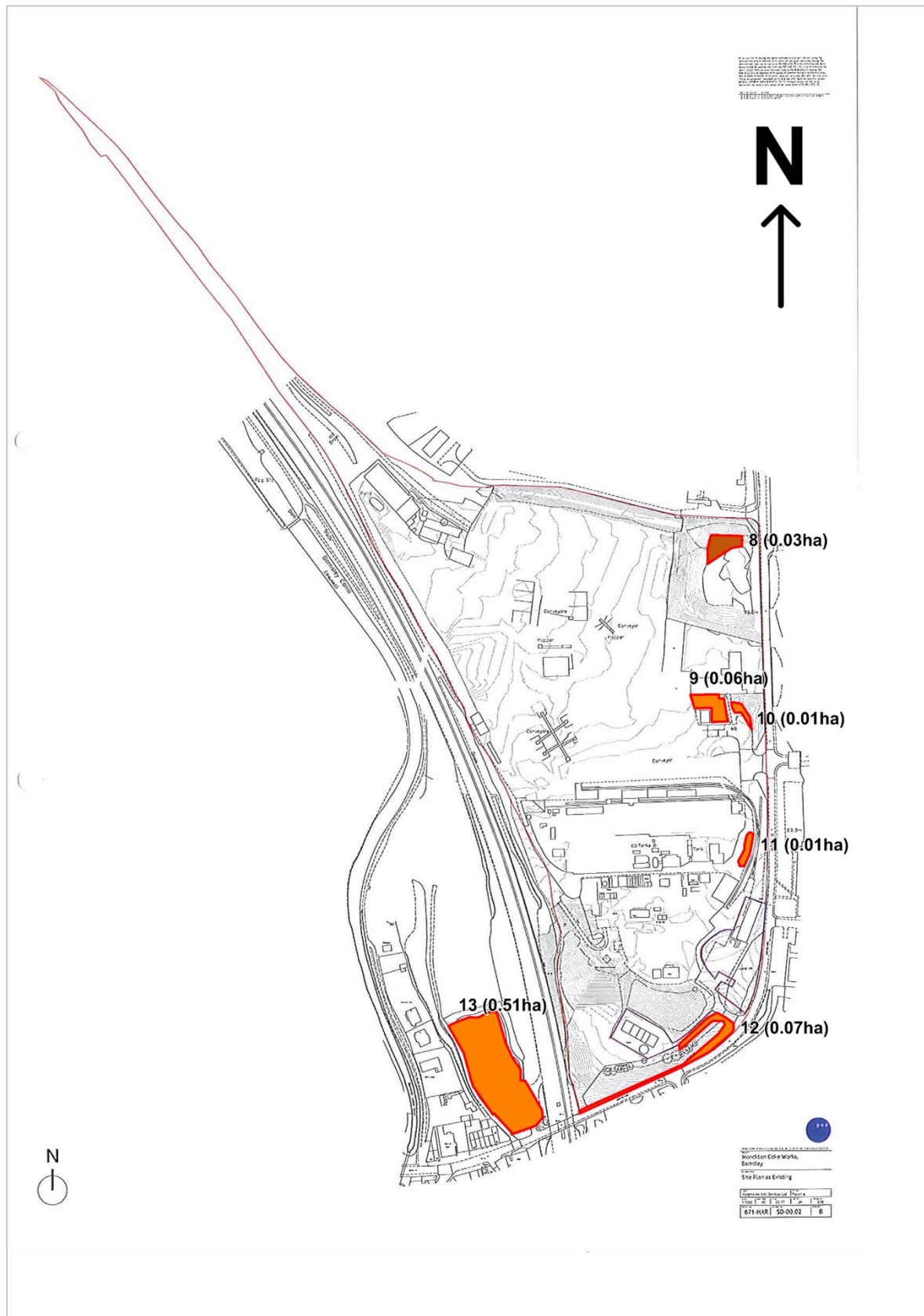
6.2 Figure 2: Phase 1 Habitat Survey Plan



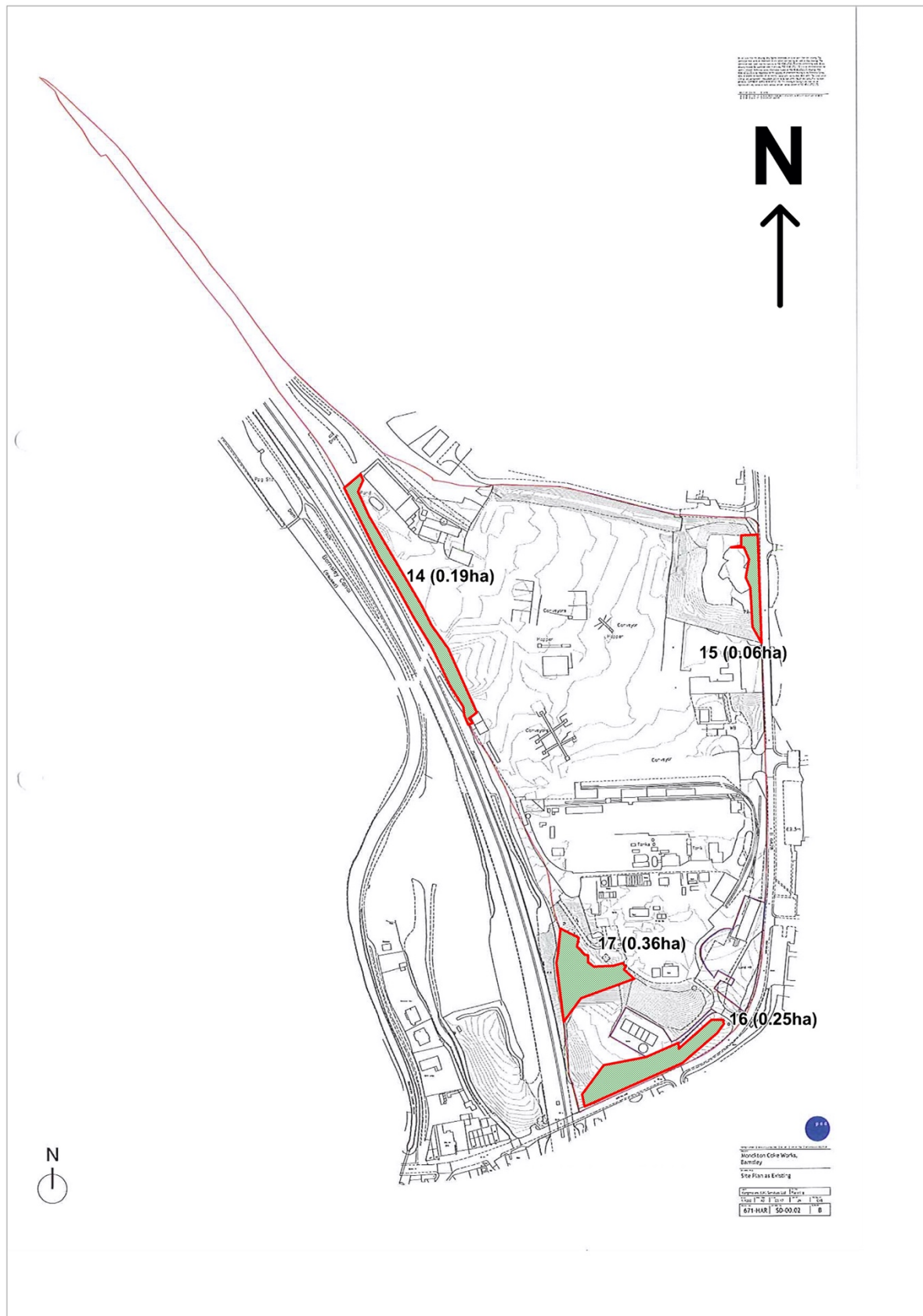
6.3 Figure 3: Baseline Woodland Habitats



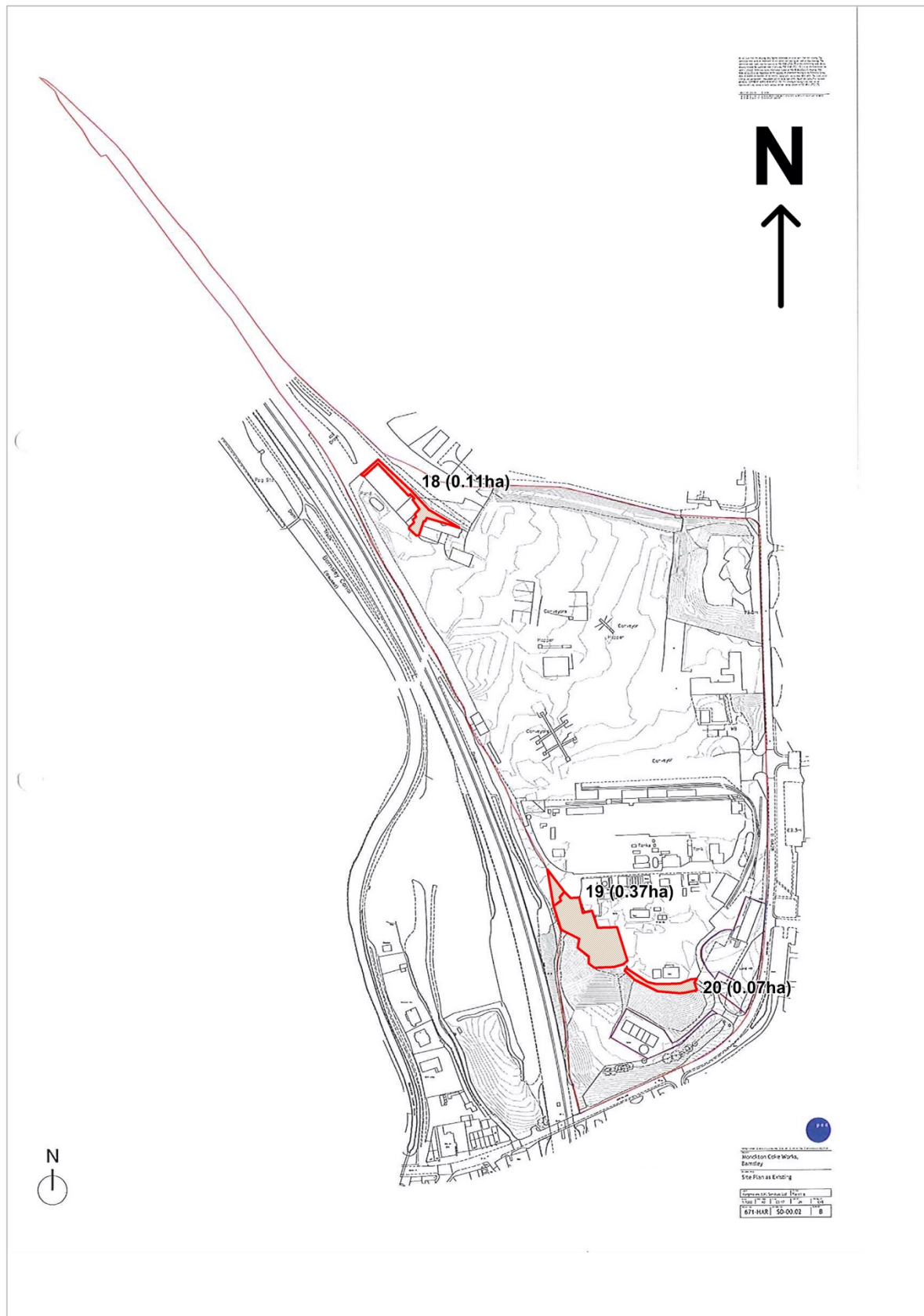
6.4 Figure 4: Baseline Grassland Habitats



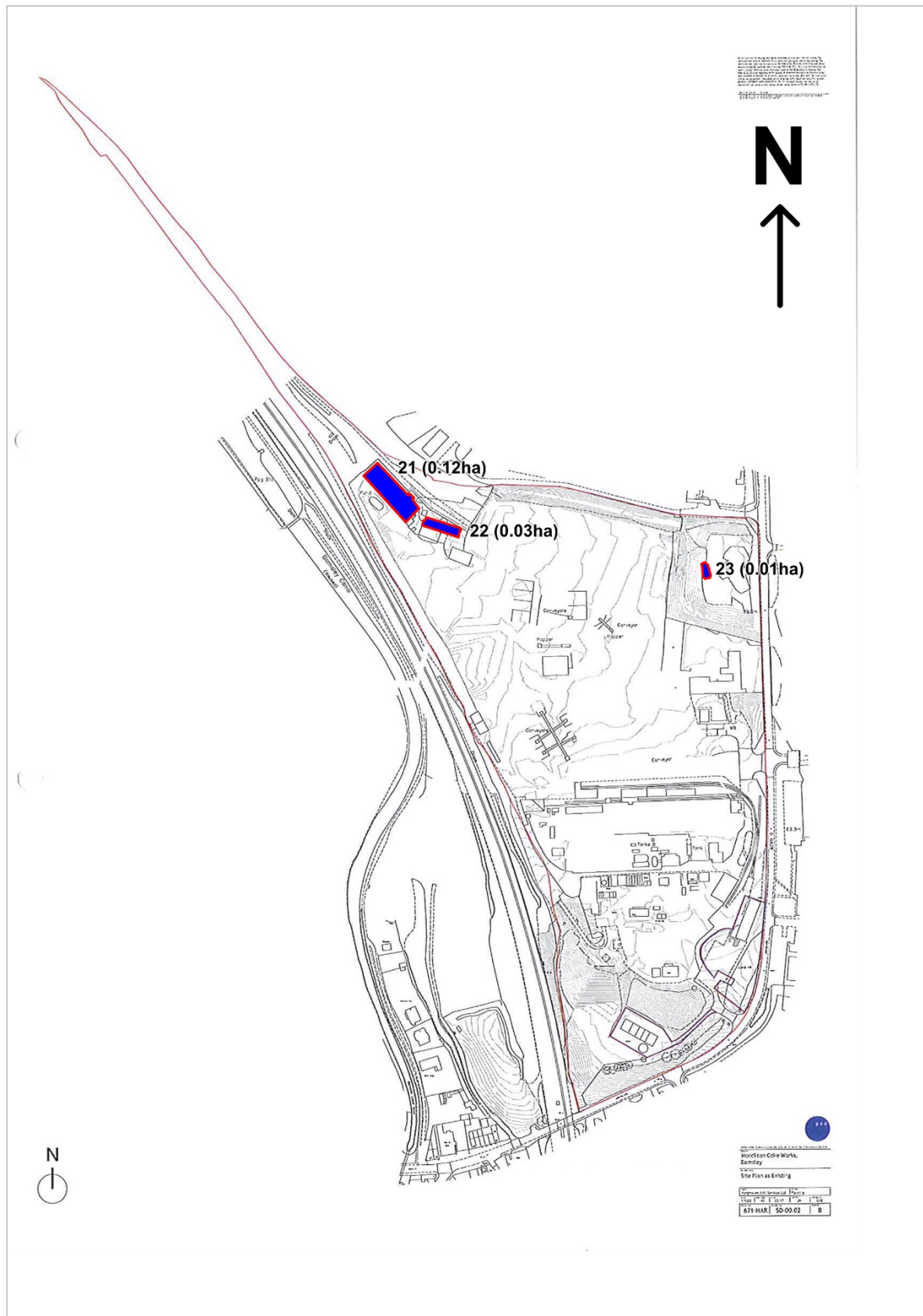
6.5 Figure 5: Baseline Scrub and Shrub Habitats



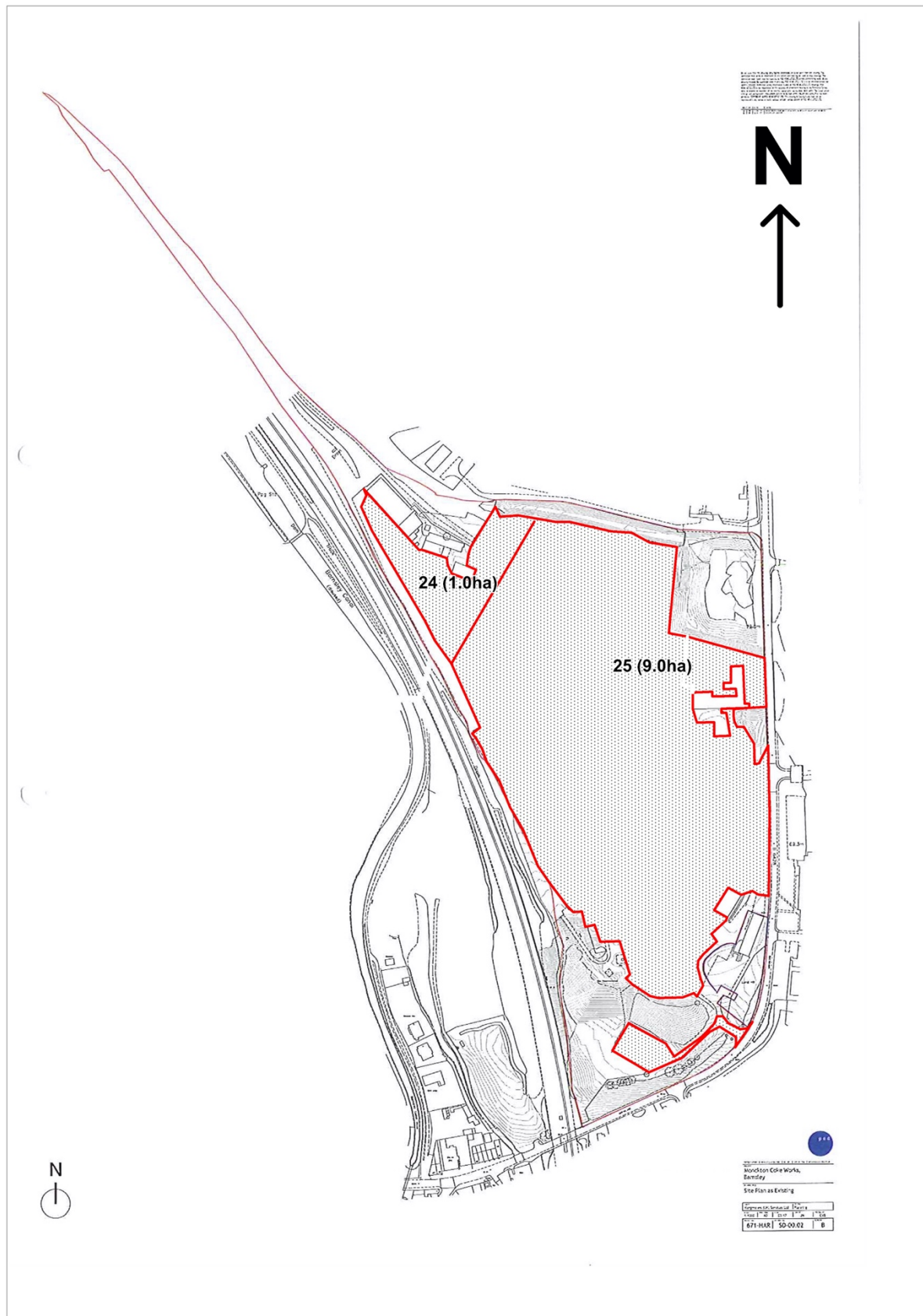
6.6 Figure 6: Baseline Ruderal Habitats



6.7 Figure 7: Baseline Open Water Habitats



6.8 Figure 8: Baseline Hardstanding habitats



Appendix A Detailed Calculations

A-1 Site Habitat Baseline															
Condense / Show Columns		Condense / Show Rows		Main Menu		Instructions									
Ref	Broad Habitat	Habitats and areas		Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Suggested action to address habitat losses	Ecological baseline Total habitat units
		Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier		
1	Woodland and forest	Woodland and forest - Other woodland; mixed	1.56	Medium	4	Moderate	2	High	Highly connected habitat	1.15	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	16.50
2	Woodland and forest	Woodland and forest - Other woodland; broadleaved	0.28	Medium	4	Fairly Poor	1.5	High	Highly connected habitat	1.15	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	1.93
3	Woodland and forest	Woodland and forest - Other woodland; broadleaved	0.4	Medium	4	Poor	1	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	1.76
4	Woodland and forest	Woodland and forest - Other woodland; broadleaved	0.76	Medium	4	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	5.02
5	Woodland and forest	Woodland and forest - Other woodland; broadleaved	0.08	Medium	4	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	0.32
6	Woodland and forest	Woodland and forest - Other woodland; Young Trees planted	0.32	Medium	4	Poor	1	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	1.41
7	Woodland and forest	Woodland and forest - Other woodland; broadleaved	0.58	Medium	4	Fairly Poor	1.5	High	Highly connected habitat	1.15	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required	4.40
8	Grassland	Grassland - Other neutral grassland	0.03	Medium	4	Moderate	2	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	0.26
9	Urban	Urban - Amenity grassland	0.06	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.12
10	Urban	Urban - Amenity grassland	0.01	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.02
11	Urban	Urban - Amenity grassland	0.01	Low	2	Fairly Poor	1.5	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.03
12	Grassland	Grassland - Other neutral grassland	0.07	Medium	4	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	0.46
13	Grassland	Grassland - Modified grassland	0.51	Low	2	Fairly Poor	1.5	High	Highly connected habitat	1.15	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	1.76
14	Heathland and shrub	Heathland and shrub - Mixed scrub	0.19	Medium	4	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	1.25
15	Heathland and shrub	Heathland and shrub - Mixed scrub	0.06	Medium	4	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	0.40
16	Heathland and shrub	Heathland and shrub - Mixed scrub	0.25	Medium	4	Moderate	2	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	2.20
17	Heathland and shrub	Heathland and shrub - Mixed scrub	0.36	Medium	4	Moderate	2	High	Highly connected habitat	1.15	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	3.31
18	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.11	Low	2	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.36
19	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.37	Low	2	Moderate	2	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	1.63
20	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.07	Low	2	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	0.23
21	Urban	Urban - Artificial lake or pond	0.12	Medium	4	Moderate	2	High	Highly connected habitat	1.15	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	1.10
22	Urban	Urban - Artificial lake or pond	0.03	Medium	4	Poor	1	High	Highly connected habitat	1.15	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required	0.14
23	Lakes	Lakes - Ponds (Non- Priority Habitat)	0.01	High	6	Poor	1	High	Highly connected habitat	1.15	Within area formally identified in local strategy	High strategic significance	1.15	Same habitat required	0.08
24	Urban	Urban - Vacant/derelict land/ bareground	1	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required	2.00
25	Urban	Urban - Developed land; sealed surface	9.5	V.Low	0	N/A - Other	0	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00

Retention category biodiversity value								Bespoke compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost	Units lost		Assessor comments	Reviewer comments
	1.56		0.00	16.50	0.00	0.00	0.00			
	0.28		0.00	1.93	0.00	0.00	0.00			
			0.00	0.00	0.00	0.40	1.76			
			0.00	0.00	0.00	0.76	5.02			
			0.00	0.00	0.00	0.08	0.32			
	0.14		0.00	0.62	0.00	0.18	0.79			
	0.15		0.00	1.14	0.00	0.43	3.26			
			0.00	0.00	0.00	0.03	0.26			
			0.00	0.00	0.00	0.06	0.12			
			0.00	0.00	0.00	0.01	0.02			
			0.00	0.00	0.00	0.01	0.03			
	0.07		0.00	0.46	0.00	0.00	0.00			
0.51			1.76	0.00	0.00	0.00	0.00			
	0.19		0.00	1.25	0.00	0.00	0.00			
			0.00	0.00	0.00	0.06	0.40			
	0.25		0.00	2.20	0.00	0.00	0.00			
		0.36	0.00	0.00	3.31	0.00	0.00			
			0.00	0.00	0.00	0.11	0.36			
			0.00	0.00	0.00	0.37	1.63			
			0.00	0.00	0.00	0.07	0.23			
			0.00	0.00	0.00	0.12	1.10			
			0.00	0.00	0.00	0.03	0.14			
			0.00	0.00	0.00	0.01	0.08			
			0.00	0.00	0.00	1.00	2.00			
			0.00	0.00	0.00	9.50	0.00			

A-2 Site Habitat Creation

Condense / Show Columns

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Post development/ post intervention habitats																	Habitat units delivered
Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity			Strategic significance			Temporal multiplier		Difficulty multipliers			
						Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier	Time to target condition/years	Time to target multiplier	Difficulty of creation category	Difficulty of creation multiplier		
Lakes - Ponds (Priority Habitat)	0.1	High	6	Fairly Good	2.5	High	Highly connected habitat	1.15	Within area formally identified in local strategy	High strategic significance	1.15	7	0.779	Medium	0.67	1.04	
Grassland - Other neutral grassland	0.65	Medium	4	Moderate	2	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0.700	Low	1	4.01	
Urban - Developed land; sealed surface	6	V.Low	0	N/A - Other	0	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	1.000	Low	1	0.00	
Grassland - Upland hay meadows	0.08	V.High	8	Moderate	2	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	15	0.586	High	0.33	0.30	
Urban - Vegetated garden	4	Low	2	Poor	1	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0.965	Low	1	8.49	
Urban - Sustainable urban drainage feature	0.47	Low	2	Fairly Good	2.5	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	4	0.867	Medium	0.67	1.50	
Heathland and shrub - Mixed scrub	0.36	Medium	4	Moderate	2	High	Highly connected habitat	1.15	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3	0.899	Low	1	2.98	
Woodland and forest - Other woodland; Young Trees planted	0.59	Medium	4	Poor	1	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	25	0.410	Low	1	1.07	

A-3 Site Habitat Enhancement

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		Post development/ post intervention habitats											
	Baseline habitats	Change in distinctiveness and condition				Area (hectares)	Distinctiveness	Condition	Ecological connectivity	Strategic significance	Temporal multiplier	Difficulty multipliers	Habitat units delivered
Baseline ref	Baseline habitat	Proposed habitat (Pre-populated but can be overridden)	Distinctiveness change	Condition change	Ecological connectivity score				Strategic significance	Time to target condition/years	Difficulty of enhancement category		
1	Woodland and forest - Other woodland; mixed	Woodland and forest - Other woodland; mixed	Medium - Medium	Moderate - Fairly Good	1.56	Medium	Fairly Good	High	Within area formally identified in local strategy	10	Medium	18.44	
2	Woodland and forest - Other woodland; broadleaved	Woodland and forest - Other woodland; mixed	Medium - Medium	Fairly Poor - Moderate	0.28	Medium	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	15	Medium	2.09	
6	Woodland and forest - Other woodland; Young Trees planted	Woodland and forest - Other woodland; broadleaved	Medium - Medium	Poor - Fairly Poor	0.14	Medium	Fairly Poor	Medium	Area/compensation not in local strategy/ no local strategy	10	Medium	0.76	
7	Woodland and forest - Other woodland; broadleaved	Woodland and forest - Other woodland; broadleaved	Medium - Medium	Fairly Poor - Moderate	0.15	Medium	Moderate	High	Area/compensation not in local strategy/ no local strategy	15	Medium	1.17	
12	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Fairly Poor - Moderate	0.07	Medium	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	10	Low	0.57	
14	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Fairly Poor - Moderate	0.19	Medium	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	3	Low	1.63	
16	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Moderate - Fairly Good	0.25	Medium	Fairly Good	Medium	Area/compensation not in local strategy/ no local strategy	2	Low	2.71	

A-4 Site Habitat Succession

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		Post development/ post intervention habitats											Habitat units delivered
	Baseline habitats	Proposed habitat	Change in distinctiveness and condition		Area ha	Distinctiveness	Condition	Ecological connectivity	Strategic significance	Temporal multiplier	Difficulty		
Baseline ref	Baseline habitat		Distinctiveness change	Condition change				Ecological connectivity score	Strategic significance	Time to target condition/years	Difficulty of creation category		
17	Heathland and shrub - Mixed scrub	Woodland and forest - Other woodland; mixed	Medium - Medium	Moderate - Moderate	0.36	Medium	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	25	Medium	4.14	

B-2 Site Hedge Creation																					
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Main Menu						Instructions															
Baseline ref		New hedge number		Proposed habitats		Habitat distinctiveness		Habitat condition		Multipliers							Hedge units delivered				
										Spatial quality						Temporal multiplier			Difficulty of creation multiplier		
										Ecological connectivity			Strategic significance								
		Habitat type		Length km	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance		Strategic significance	Strategic position multiplier	Time to target condition/years	Time to target multiplier				
1				Native Species Rich Hedgerow		0.25	Medium	4	Moderate	2	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy		Low Strategic Significance	1	5	0.837	0.67	1.23
2				Native Species Rich Hedgerow		0.25	Medium	4	Moderate	2	High	Highly connected habitat	1.15	Area/compensation not in local strategy/ no local strategy		Low Strategic Significance	1	5	0.837	0.67	1.29
3				Native Species Rich Hedgerow		0.28	Medium	4	Moderate	2	High	Highly connected habitat	1.15	Area/compensation not in local strategy/ no local strategy		Low Strategic Significance	1	5	0.837	0.67	1.44

Headline Results			Return to results menu	
On-site baseline			Habitat units	46.70
			Hedgerow units	0.00
			River units	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)			Habitat units	52.65
			Hedgerow units	5.53
			River units	0.00
Off-site baseline			Habitat units	0.00
			Hedgerow units	0.00
			River units	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)			Habitat units	0.00
			Hedgerow units	0.00
			River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)			Habitat units	5.95
			Hedgerow units	5.53
			River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)			Habitat units	12.74%
			Hedgerow units	Check Data
			River units	0.00%

Detailed Results

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Summary Figures

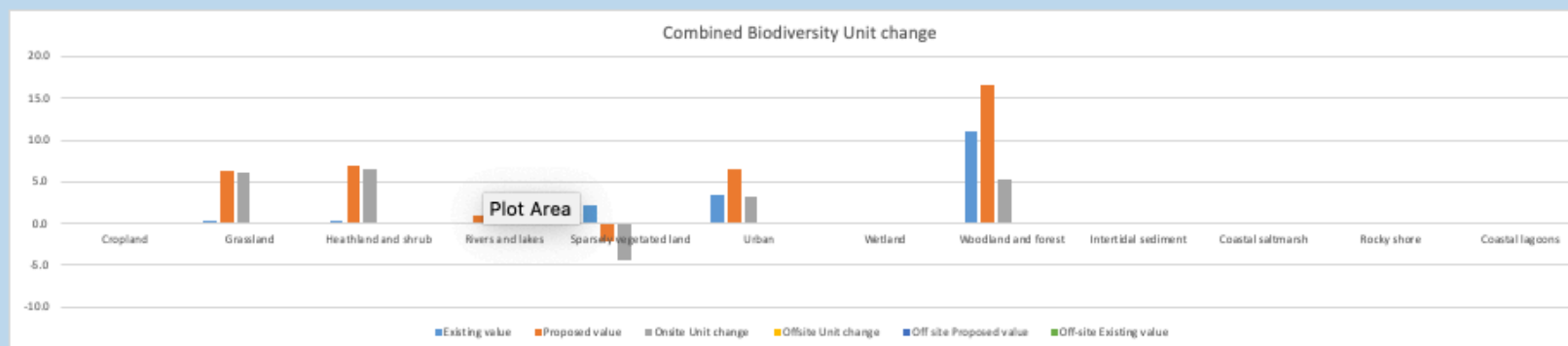
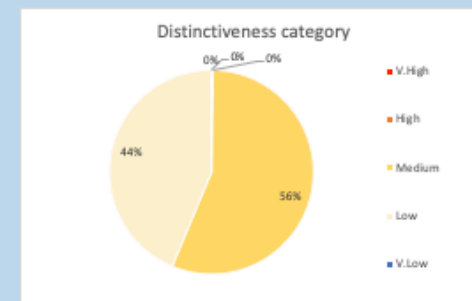
Net project biodiversity units (including all on-site & off-site habitat retention/creation)	Habitat units	5.95
	Hedgerow units	5.53
	River units	0.00
Total project biodiversity % change (including all On-site & Off-site Habitat Creation + Retained Habitats)	Habitat units	12.74%
	Hedgerow units	Check Data
	River units	0.00%

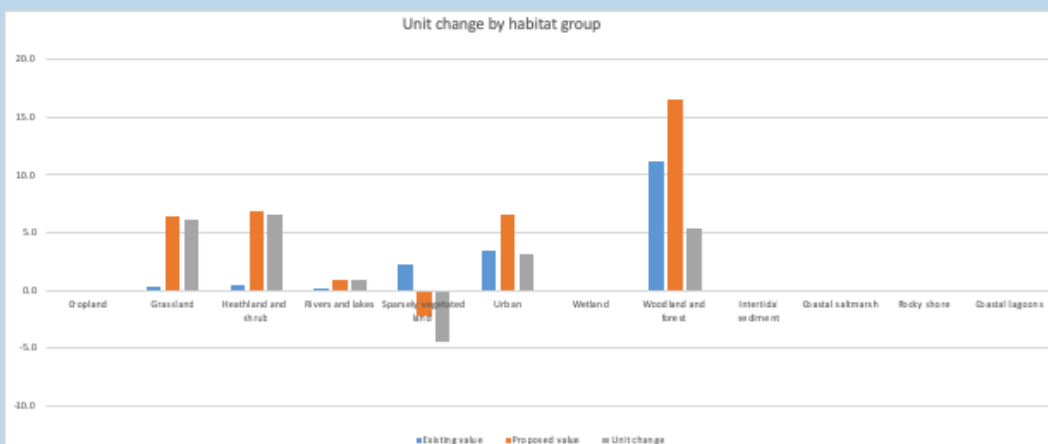
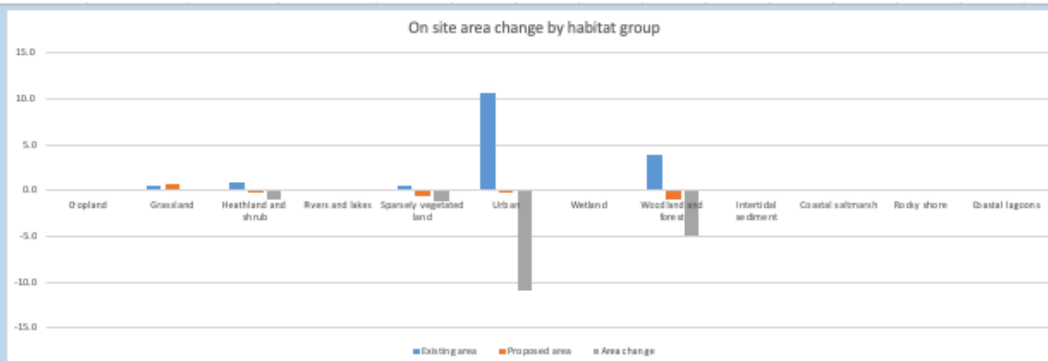
On-site habitat retention and enhancement

	Habitats	Hedgerows	Rivers
Total site area / length	16.74	0.00	0.00
Total site units	46.70	0.00	0.00
Area / length retained	0.51	0.78	0.00
Units Retained	1.76	1.56	0.00
Area / length enhanced	2.64	0.00	0.00
Baseline units enhanced	24.11	0.00	0.00
Area / length succession	0.36		
Units succession	3.31		
Area / length lost	13.23	0.00	0.00
Units lost	17.53	0.00	0.00

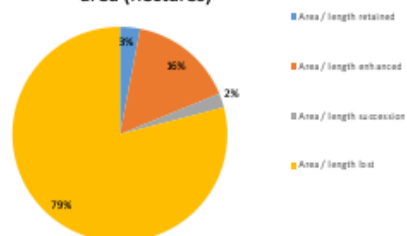
Area lost by distinctiveness b

Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0.01	0
Medium	2.09	56
Low	1.63	44
V.Low	0	

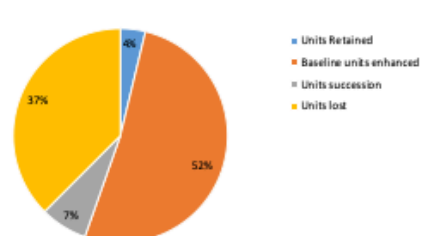




On-site habitat retention by category area (hectares)



On-site habitat retention category biodiversity units



On-site	Baseline		Post development on site		Onsite Change	
Habitat group	Existing area	Existing value	Proposed area	Proposed value	Area change	Onsite Unit change
Cropland	0.0	0.0	0.0	0.0	0.0	0.0
Grassland	0.6	0.3	0.7	6.4	0.1	6.1
Heathland and shrub	0.9	0.4	-0.1	6.9	-0.9	6.5
Rivers and lakes	0.0	0.1	0.1	1.0	0.1	0.9
Sparsely vegetated land	0.6	2.2	-0.6	-2.2	-1.1	-4.4
Urban	10.7	3.4	-0.3	6.6	-11.0	3.2
Wetland	0.0	0.0	0.0	0.0	0.0	0.0
Woodland and forest	4.0	11.2	-0.9	16.5	-4.9	5.4
Intertidal sediment	0.0	0.0	0.0	0.0	0.0	0.0
Coastal saltmarsh	0.0	0.0	0.0	0.0	0.0	0.0
Rocky shore	0.0	0.0	0.0	0.0	0.0	0.0
Coastal lagoons	0.0	0.0	0.0	0.0	0.0	0.0

Overall Change	
Area change	Unit change
0.0	0.0
0.1	6.1
-0.9	6.5
0.1	0.9
-1.1	-4.4
-11.0	3.2
0.0	0.0
-4.9	5.4
0.0	0.0
0.0	0.0
0.0	0.0
0.0	0.0

Off-site	Baseline		Post development Off-site		Off-site Change	
Habitat group	Existing area	Off-site Existing value	Proposed area	Off site Proposed value	Area change	Offsite Unit change
Cropland	0.0	0.0	0.0	0.0	0.0	0.0
Grassland	0.0	0.0	0.0	0.0	0.0	0.0
Heathland and shrub	0.0	0.0	0.0	0.0	0.0	0.0
Rivers and lakes	0.0	0.0	0.0	0.0	0.0	0.0
Sparsely vegetated land	0.0	0.0	0.0	0.0	0.0	0.0
Urban	0.0	0.0	0.0	0.0	0.0	0.0
Wetland	0.0	0.0	0.0	0.0	0.0	0.0
Woodland and forest	0.0	0.0	0.0	0.0	0.0	0.0
Intertidal sediment	0.0	0.0	0.0	0.0	0.0	0.0
Coastal saltmarsh	0.0	0.0	0.0	0.0	0.0	0.0
Rocky shore	0.0	0.0	0.0	0.0	0.0	0.0
Coastal lagoons	0.0	0.0	0.0	0.0	0.0	0.0

Combined	Baseline		Combined Post development		Combined change	
Habitat group	Existing area	Existing value	Proposed area	Proposed value	Proposed area	Proposed value
Cropland	0.0	0.0	0.0	0.0	0.0	0.0
Grassland	0.6	0.3	0.7	6.4	0.1	6.1
Heathland and shrub	0.9	0.4	-0.1	6.9	-0.9	6.5
Rivers and lakes	0.0	0.1	0.1	1.0	0.1	0.9
Sparsely vegetated land	0.6	2.2	-0.6	-2.2	-1.1	-4.4
Urban	10.7	3.4	-0.3	6.6	-11.0	3.2
Wetland	0.0	0.0	0.0	0.0	0.0	0.0
Woodland and forest	4.0	11.2	-0.9	16.5	-4.9	5.4
Intertidal sediment	0.0	0.0	0.0	0.0	0.0	0.0
Coastal saltmarsh	0.0	0.0	0.0	0.0	0.0	0.0
Rocky shore	0.0	0.0	0.0	0.0	0.0	0.0
Coastal lagoons	0.0	0.0	0.0	0.0	0.0	0.0

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Check Proposed Habitat Trading

Very high		
Habitat group	Group	Existing area lost
Grassland - Lowland dry acid grassland	Grassland	0.00
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00
Wetland - Blanket bog	Wetland	0.00
Wetland - Depressions on Peat Substrates (H7150)	Wetland	0.00
Wetland - Fens (upland and lowland)	Wetland	0.00
Wetland - Lowland raised bog	Wetland	0.00
Wetland - Oceanic Valley Mire[1] (D2.1)	Wetland	0.00
Wetland - Purple moor grass and rush pastures	Wetland	0.00
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00
Grassland - Lowland meadows	Grassland	0.00
Grassland - Upland hay meadows	Grassland	0.00
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00
Rocky shore - High energy littoral rock - on bedrock	Rocky shore	0.00
Rocky shore - Moderate energy littoral rock - on bedrock	Rocky shore	0.00
Rocky shore - Low energy littoral rock - on bedrock	Rocky shore	0.00
Rocky shore - Features of littoral rock - on bedrock	Rocky shore	0.00
Intertidal sediment - Littoral sediments dominated by aquatic angiosperms - on bedrock	Intertidal sediment	0.00
Intertidal sediment - Littoral biogenic reefs - on bedrock	Intertidal sediment	0.00
Total impact to be addressed through separate mechanism		0.00

High								
Habitat group	Group	On-Site units lost	Units delivered on-site	On Site Unit Change	Units delivered off-site	Project wide Unit Change	Percentage change above loss	losses not yet accounted for
Cropland - Traditional orchards	Cropland	0.00	0.00	0.00	0.00	0.00		
Grassland - Floodplain Wetland Mosaic (CFGM)	Grassland	0.00	0.00	0.00	0.00	0.00		
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	0.00	0.00		
Grassland - Tall herb communities	Grassland	0.00	0.00	0.00	0.00	0.00		
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Lowland Heathland	Grassland	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Sea buckthorn scrub (Annex 1)	Heathland and shrub	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Upland Heathland	Heathland and shrub	0.00	0.00	0.00	0.00	0.00		
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	0.00	0.00		
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	0.00	0.00		
Lakes - Marl Lakes	Lakes	0.00	0.00	0.00	0.00	0.00		
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	0.00	0.00		
Lakes - Peat Lakes	Lakes	0.00	0.00	0.00	0.00	0.00		
Lakes - Ponds (Priority Habitat)	Lakes	0.00	1.04	1.04	0.00	1.04		
Lakes - Temporary lakes, ponds and pools	Lakes	0.00	0.00	0.00	0.00	0.00		
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00		
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00		
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00		
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00		
Urban - Open Mosaic Habitats on Previously Developed Land	Urban	0.00	0.00	0.00	0.00	0.00		
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	0.00	0.00		
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	0.00	0.00		
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	0.00	0.00		
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	0.00	0.00		
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	0.00	0.00		
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	0.00	0.00		
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00	0.00		
Intertidal sediment - Littoral sand and muddy sand	Intertidal sediment	0.00	0.00	0.00	0.00	0.00		
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	0.00	0.00		
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	0.00	0.00		
Coastal Saltmarsh -saltmarshes and saline reedbeds	Coastal Saltmarsh	0.00	0.00	0.00	0.00	0.00		
Intertidal sediment - Littoral sediments dominated by aquatic angiosperms	Intertidal sediment	0.00	0.00	0.00	0.00	0.00		
Intertidal sediment - Littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00	0.00	0.00		
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	0.00	0.00		
				1.04	0.00	1.04		0.00

cumulative positive - this sums only the positive values in order for them to be utilised to offset any deficit in lower distinctiveness bands		1.04
High Trading Acceptable		
Trading Down Liability High Distinctiveness/Units		0.00
Not Like For Like/Units		0.00

Medium								
Habitat Group	Group	On-Site units lost	Units delivered on-site	On site unit change	Units delivered off-site	Project wide unit change	Percentage change above loss	losses not yet accounted for
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00	0.00		
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00	0.00		
Cropland - Arable field margins pollen & nectar	Cropland	0.00	0.00	0.00	0.00	0.00		
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	0.00	0.00		
Cropland - Cereal crops winter stubble	Cropland	0.00	0.00	0.00	0.00	0.00		
Grassland - Bracken	Grassland	0.00	0.00	0.00	0.00	0.00		
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.00	0.00		
Grassland - Other neutral grassland	Grassland	0.26	4.58	4.31	0.00	4.31		
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	0.00	0.00		
Heathland and shrub - Mixed scrub	Heathland and shrub	0.40	7.32	6.92	0.00	6.92		
Heathland and shrub - Sea buckthorn scrub (other)	Heathland and shrub	0.00	0.00	0.00	0.00	0.00		
Lakes - Ditches	Lakes	0.00	0.00	0.00	0.00	0.00		
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	0.00	0.00		
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	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	0.00		
Urban - Allotments	Urban	0.00	0.00	0.00	0.00	0.00		
Urban - Artificial lake or pond	Urban	1.24	0.00	-1.24	0.00	-1.24		-1.24
Urban - Brown roof	Urban	0.00	0.00	0.00	0.00	0.00		
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00	0.00		
Urban - Extensive green roof	Urban	0.00	0.00	0.00	0.00	0.00		
Urban - Orchard	Urban	0.00	0.00	0.00	0.00	0.00		
Urban - Woodland	Urban	0.00	0.00	0.00	0.00	0.00		
Woodland and forest - Felled	Woodland and forest	0.00	0.00	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	0.00		
Woodland and forest - Other woodland; broadleaved	Woodland and forest	10.36	1.93	-8.43	0.00	-8.43		-8.43
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	24.68	24.68	0.00	24.68		
Woodland and forest - Other woodland; Young Trees planted	Woodland and forest	0.79	1.07	0.27	0.00	0.27		
			26.51	0.00	26.51			-9.67

Medium cumulative offset plus high surplus, this number must be a positive when offsite compensation is factored in

37.22

Error - Compensation not Like For Like or Better - acceptable if same broad habitat type

Trading Down Liability Medium Distinctiveness/Units

0.00

Not Like For Like or Better/Units

-9.67

Cumulative Trading Error

0.00

Low									
Habitat group	Group	On-site units lost	Units delivered on-site	On site unit change	Units delivered off-site	Project wide unit change	Percentage change above loss	losses not yet accounted for	
Cropland - Cereal crops	Cropland	0.00	0.00	0.00	0.00	0.00			
Cropland - Cereal crops other	Cropland	0.00	0.00	0.00	0.00	0.00			
Cropland - Horticulture	Cropland	0.00	0.00	0.00	0.00	0.00			
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00	0.00	0.00			
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00	0.00	0.00			
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00	0.00	0.00			
Grassland - Modified grassland	Grassland	0.00	1.76	1.76	0.00	1.76			
Heathland and shrub - Rhododendron scrub	Grassland	0.00	0.00	0.00	0.00	0.00			
Sparsely vegetated land - Ruderal/Ephemeral	Heathland and shrub	2.22	0.00	-2.22	0.00	-2.22		-2.22	
Urban - Bioswale	Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00			
Urban - Façade-bound green wall	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Ground based green wall	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Ground level planters	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Intensive green roof	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Introduced shrub	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Amenity grassland	Urban	0.17	0.00	-0.17	0.00	-0.17		-0.17	
Urban - Rain garden	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Sand pit quarry or open cast mine	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Street Tree	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Suburban/ mosaic of developed/ natural surface	Urban	0.00	0.00	0.00	0.00	0.00			
Urban - Sustainable urban drainage feature	Urban	0.00	1.50	1.50	0.00	1.50			
Urban - Vacant/derelict land/ bareground	Urban	2.00	0.00	-2.00	0.00	-2.00		-2.00	
Urban - Vegetated garden	Urban	0.00	8.49	8.49	0.00	8.49			
Woodland and forest - Other coniferous woodland	Urban	0.00	0.00	0.00	0.00	0.00			
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00	0.00	0.00			
Rocky shore - Artificial high energy littoral rock	Rocky shore	0.00	0.00	0.00	0.00	0.00			
Rocky shore - Artificial moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	0.00	0.00			
Rocky shore - Artificial low energy littoral rock	Rocky shore	0.00	0.00	0.00	0.00	0.00			
Rocky shore - Artificial features of littoral rock	Rocky shore	0.00	0.00	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral sand and muddy sand	Intertidal sediment	0.00	0.00	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral sediments dominated by aquatic angiosperms	Intertidal sediment	0.00	0.00	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00	0.00	0.00			
Intertidal sediment - Artificial features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	0.00	0.00			
				7.36			7.36	-4.39	

Low cumulative offset plus high and medium surplus, this number must be a positive when offsite compensation is factored in	48.97
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Low Trading Acceptable

Trading Down Liability High Distinctiveness/Units	0.00
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Cumulative Trading Error	0.00
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Check Proposed Habitat Trading